

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



Crossroads of Flagler County

COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

PETE YOUNG

CRA BOARD MEETING AGENDA
(The City of Bunnell Commission sitting as the CRA Board)

Monday, August 28, 2023 at 6:30 PM
1769 East Moody Boulevard (GSB),
Chambers Room
Bunnell, FL 32110

A. Call the Meeting to Order and Pledge Allegiance to the Flag.

Roll call:

B. Approval of Warrants: None

C. Approval of Minutes:

a. February 13, 2023 CRA Board Minutes

D. Director's Report:

a. Update to the Bunnell Community Redevelopment Agency (CRA) Plan

E. Adjournment:

This agenda is subject to change without notice. Please see posted copy at Bunnell Municipal Services Bldg our website www.BunnellCity.us.

NOTICE: If any person decides to appeal any decision made by the City Commission or any of its boards, with respect to any matter considered at any meeting of such boards or commission, he or she will need a record of the proceedings, and for this purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, 286.0105 Florida Statutes.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at (386) 437-7500 ext.2307 at least 48 hours prior to the meeting date.

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Posted by City Clerk's office on August 21, 2023



City of Bunnell, Florida

Agenda Item No. a.

ATTACHMENTS:

Description
Proposed Minutes

Type
Minutes

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

PETE YOUNG

CRA BOARD MINUTES

Monday, February 13, 2023 at 6:30 PM

(The City of Bunnell Commission sitting as the CRA Board)

1769 East Moody Boulevard (GSB)

Chambers Room

Bunnell, FL 32110

A. Call Meeting to Order and Roll Call

Mayor Robinson opened the meeting at 6:30 PM and led the Pledge of Allegiance.

Present: Mayor Catherine D. Robinson; Vice Mayor Johns Rogers; Commissioner Tina-Marie Schultz; Commissioner Tonya Gordon; Commissioner Pete Young; City Attorney Paul Waters; City Manager Alvin B. Jackson; Community Development Director Bernadette Fisher; Infrastructure Director Dustin Vost; City Clerk Kristen Bates; Deputy City Clerk Bridgitte Gunnells

B. Approval of Warrants: None

C. Approval of Minutes:

a. February 14, 2022 CRA Board Meeting Minutes

Motion: Approve the February 14, 2022 CRA Board Meeting Minutes

Motion by: Commissioner Schultz

Seconded by: Commissioner Gordon

Board Discussion: None

Public Discussion: None

Vote: Motion carried unanimously

D. Director's Report

City Manager Jackson provide an update of the CRA. With the continued rise in taxable value, the City's CRA should see funds in the upcoming year. He advised it will take time to build up funds and the City may only have about 10 years to complete projects. Because the CRA has had no funding since its creation, the current CRA Plan is outdated; it provided for 30 years worth of projects and the City may only have about 10 years to complete projects before the CRA ends in FY2036/2037. City Manager Jackson advised the City is going to have to revise the CRA Plan due to all the changes that have occurred in the CRA since 2011 and to focus on projects that can be accomplished in 10 or less years. Staff plans to work on amending the CRA Project Plan to determine what projects could be focused on and bring those recommendations back to the CRA Board to review and approve.

Mayor Robinson asked what types of projects could be completed with CRA funds. City Manager Jackson advised the funds should be used on infrastructure and property enhancements that will increase property values within the CRA; they can also be used for

some specific special programs and initiatives with parks or law enforcement so long as they have end dates to them and affordable housing projects.

Commissioner Young asked what happens after the 30 years for the CRA ends. City Manager Jackson responded it sunsets or ends and no longer exists.

Mayor Robinson inquired what would happen with leftover funds. City Manager Jackson advised all the funds need to be used within the CRA by the time it ends.

Vice Mayor Rogers stated Deland and St. Augustine used CRA funding for development in parts of their cities; the CRA funding could be used to enhance certain parts of the CRA within the City too.

Commissioner Schultz asked could the CRA monies be used for beautification projects like benches and lights. City Manager Jackson stated they could be used for beautification efforts, but the intent of CRA funds was to invest in properties within the CRA so that their property values continue to increase.

City Manager Jackson advised it will be very important for the CRA Board to prioritize projects that can be completed in a much shorter period of time and that will enhance property values. Important projects in a CRA are things like infrastructure, roads and building improvements that increase taxable value. Any recommendations to change the CRA Plan will be brought back before the Board for a decision to be made and the Plan officially amended.

City Manager Jackson stated he would like to schedule another CRA Meeting in August to provide an update on possible revisions needed for the CRA Plan. Through consensus of the Board, it was decided to meet again on August 28, 2023 at 6:30 PM.

E. Adjournment

Motion: Adjourn

Motion by: Vice Mayor Rogers

Seconded by: Commissioner Gordon

Vote: Motion carried unanimously

Catherine D. Robinson, Mayor

Kristen Bates, CMC, City Clerk

Date

Date

*****The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule*****



City of Bunnell, Florida

Agenda Item No. a.

Document Date: 8/9/2023 Amount:
Department: Community Development Account #:
Subject: Update to the Bunnell Community Redevelopment Agency (CRA) Plan
Agenda Section: Director's Report:

ATTACHMENTS:

Description	Type
Draft- Amended CRA Plan	Exhibit
Appendix B	Exhibit
Appendix C	Exhibit
Appendix D	Exhibit
Appendix E	Exhibit
Appendix F	Exhibit
Appendix G	Exhibit
CRA Map	Location Map(s)
Resolution 2007-15 Adopting Original CRA Plan	Exhibit

Summary/Highlights:

On February 13, 2023, the required annual report was given to the Community Redevelopment Agency (CRA) Board. During that meeting, the need to schedule additional CRA Meetings was discussed. This is the follow-up meeting to discuss the CRA Plan and provide any changes in the CRA Fund now that the taxable property values in the CRA will most likely provide revenue starting in FY2023/2024.

Background:

The CRA is an Enterprise Fund which has rules and regulations about use of funds.

The CRA was established in 2007. The purpose of the CRA was to generate funding based on Tax Increment Financing (TIF). This meant if/when taxable value increased over the established threshold in the CRA and revenue was available, the funds could be utilized to fund improvements and projects within the CRA and as identified in the adopted CRA Plan.

After the CRA was established and the taxable value set, the nation went through a major recession which caused a dramatic drop in real estate market values. The taxable threshold or value for the CRA at the time of its establishment was \$68,433,904.00.

The tax value for the CRA over the years is as follows:

- 2023: \$72,017,611
- 2022: \$67,957,612
- 2021: \$61,730,775
- 2020: \$57,417,972
- 2019: \$52,903,054
- 2018: \$48,626,025
- 2017: \$46,821,173
- 2016: \$44,848,441

The cash forward for Fiscal Year 2023/2024 is \$3,674.00.

Ad Valorem Revenue for Fiscal Year 2023/2024 is expected at \$28,419.00. This is what the CRA is expected to gain in revenue (generate) if all property taxes are paid.

At this time, there are no anticipated expenses or projects to be funded from the CRA Fund.

The life of a CRA is 30 years. This means the CRA will expire in FY2036/2037. There is no process for extending the life of the CRA at this time.

If the real estate market values continue to rise, the CRA should now start seeing funds generated for use in upcoming fiscal years.

Since the creation of the CRA, there have been many changes to actual property usage, designated future land use designations and zoning designations to properties within the CRA boundaries.

The changes in the CRA since creation, the shortened time to complete projects to be funded by the CRA and the possibility of funds coming into the CRA moving forward make it imperative for the CRA Board to update the CRA Plan.

Staff Recommendation:

Set a date for the next CRA Board Meeting.

City Attorney Review:

Approved

Finance Department Review/Recommendation:

Recommend Approval

City Manager Review/Recommendation:

Approved.



CITY OF BUNNELL

COMMUNITY REDEVELOPMENT AGENCY

Bunnell Redevelopment Area Plan

Prepared by the City of Bunnell, Department of Community Development, Economic Development Division
June 2023

ACKNOWLEDGEMENTS



Prepared for
City of Bunnell, Florida
BUNNELL CRA REDEVELOPMENT PLAN

Prepared By
City of Bunnell, Florida
Department of Community Development,
Division of Economic Development

Thanks to
Bunnell CRA, Bunnell, Florida
The Bunnell Community Redevelopment Area
participants who attended the workshops, and
meetings.

Believe you can and you're halfway there.
~PRESIDENT THEODORE ROOSEVELT

DEDICATION

THIS PLAN IS DEDICATED TO THE CITIZENS & BUSINESSES WITHIN THE DEFINED BOUNDARY OF THE CITY OF BUNNELL COMMUNITY REDEVELOPMENT PLAN.

VISION STATEMENT:

The Vision of the City of Bunnell's CRA Redevelopment Plan is to create and maintain a safe community with financially stable and prosperous residents and businesses, a thriving corridor, with diverse housing options, and a positive brand centered on the celebration of the area's history, cultural and last, but not least, dynamic quality of life.



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Appendix A-Resolution(s):

- ❖ Resolution 2007-04, Acceptance & Declaring Finding of Necessity
- ❖ Resolution 2007-10, Declaring Community Redevelopment Agency Board
- ❖ Resolution 2007-15, Adoption of Community Redevelopment Plan
- ❖ Resolution 2007-28, Creation of CRA Trust

Appendix B-Finding of Necessity Study, April 2007

Appendix C-Bunnell Community Redevelopment Area, Map

Appendix D-Bunnell Community Redevelopment Area, Legal Description

Appendix E-Ten Year Plan-Eliminating Blight

Appendix F-Wetlands Map

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EXECUTIVE SUMMARY

Bunnell's Community Redevelopment District

For decades, the city of Bunnell, has underperformed relative to the past, historical past in particular, when there was for instance a turpentine still (Bunnell Development Company), sawmill, farm (Haw Creek Farms), Timber Company (Wadsworth Lumber Company) and Railroad (Henry Morrison Flagler's Florida East Coast (FEC) Railroad), whereas now, we are in the position where the question is where will we be ten years from now, BUNNELL will not only be the 2nd Largest City in the State of Florida, but in a more prosperous position due to this grand initiative of moving Bunnell to a higher plateau.

Therefore, as we look ahead, we may ask critical questions about Bunnell, such as, what do we want for our city in ten years, twenty years, thirty years, and beyond? What kind of city do we want passed on to our children and generations to come?

This is where this plan comes into play to draw the road map that leads to preserving and enhancing the City of Bunnell's role as the 2nd Largest City in the State of Florida. This lead of the city will not remain just locally, but in the horizons, it will become globally known. While taking the future outlook into consideration during this time, it is being applied in ways to learn from actions of the past and present to give rise to the necessary focus on the future of New Horizons of the City of Bunnell regarding the economic growth, sustainability, and resiliency.

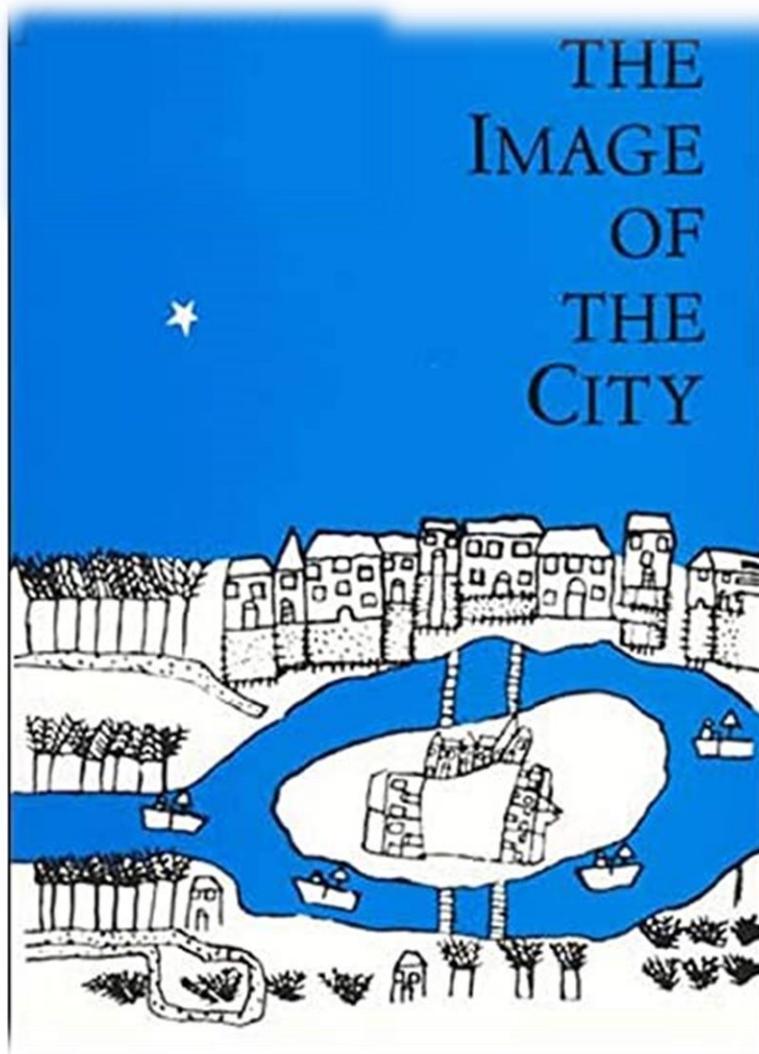
This bold initiative was launched in means of speaking about challenges and articulating the goals and long-term goals for the People of Bunnell. This CRA is built on utilizing the knowledge of previous sustainability plans, as well as the current need to address contemporary housing, and economic development the name a few.

The plan lays down clear markers that set out a comprehensive blueprint to prepare the Bunnell CRA's future. Envisioned is a dynamic, thriving economy, as city that is responsible steward that explicitly operates through guiding principles that have a lens through which it has a holistic view of planning, policymaking, and governing.

Our growing and thriving City will continue to become more known as the most dynamic small town with an economy where families, and businesses flourish.

To meet the needs of a growing population at a time of rising housing costs, the City is working through an ambitious proposal for the creation and preservation of affordable housing. This initiative is also fostering job growth, and building an inclusive workforce, investing in infrastructure. With these measures the city will lift Bunnellens above poverty by 2033. Therefore, the City of Bunnell is a place where people will come to realize their dreams. It's a city where people are determined to create a new and better life. Together we will build a better City.

With this all, the main crusade of the Bunnell's Community Redevelopment Plan for this designated area is to establish a comprehensive and cohesive vision that will provide guidance to the CRA Board, and staff in assessing and improving the area, with the defined projects where the CRA can be proactive in bringing about improvements. This is destined to be accomplished.



SECTION 1.0 INTRODUCTION

The City of Bunnell is a thriving community that has instrumentally implementing various initiatives and programs to revitalize and improve the quality of life in the designed boundaries of the Community Redevelopment District.

The City of Bunnell Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission in July 2007 (Resolution 2007-04) in accordance with the provisions of Florida Statutes. In June 2011, a study was completed to expound on the Original CRA plan that is set to create a plan designed to re-establish the area into human-scaled, pedestrian-friendly environment and introduce on-street parking, traffic calming and streetscape improvements.

The CRA operates within the City of Bunnell and is charged with the undertaking of redevelopment functions in the designated community redevelopment district. The CRA established by Resolution 2007-10 as a result of and CRA Trust Fund was created by the adoption of Ordinance No. 2007-28.

In April of 2007, the CRA Authorized the completion of a Finding of Necessity to consider the CRA. The Finding of Necessity included various areas of the City that meet Section 163.340, Florida Statute requirements for “blight” and “slum.” This plan consists of 810 acres of contiguous property including property that meets the requirements for “blight” and “slum” state in Section 163.340, Florida Statutes.

1.1 HISTORY OF BUNNELL

Founded back in the 1880s, but Bunnell was officially incorporated as a town in 1911. The City of Bunnell’s humble beginnings with it start, in part of the railroad industry. Following, Alvah Bunnell established a cypress shingle mill. By 1990, Isaac I. Moody and other developed a flourishing turpentine business. The city of Bunnell was platted, lots and property were sold by the Bunnell Development Company. With the story of Bunnell’s early beginnings, it has been acknowledged as a unique community rooted with pride and gratitude for a livelihood that was based on family, farm and community.

Present day Bunnell is a thriving community where residents have access to vital community services; water, wastewater, electric, telecommunication services; affordable housing; and education. With its small-town charm and its prime location at the cross roads of Flagler County, Florida and its prime location at the convenient position which is in Northeast Florida with each on and off access to Interstate 95, via US Highway 1 North and South and State Road 100 East and West. The North and South Florida East Coast Rail line runs through the City of Bunnell with a convenient rail siding for shipping and receiving within city limits. With all said, the City of Bunnell has uniqueness like no other. Through economic

development and job creation, residents now have a variety of employment choices locally. Bunnell has a rich past in providing a community where residents can raise a family without the hustle and bustle that comes with living in larger cities.

Over time, the City of Bunnell has been aggressive in obtaining state and federal level grants to benefit residents and businesses in the community. Those funds have assisted in everything from the construction of new roads, to infrastructure expansions.

While much has been accomplished, in order for the City of Bunnell to thrive more, the City will continue to work towards strengthening the community through job creation and small business development, investments in infrastructure and affordable housing, preservation of the natural environment and providing for alternative modes of transportation.

In 2007, the City Commission approved a resolution to establish the Bunnell CRA District as an effort to remedy the blighted conditions of the area. The City of Bunnell has fought to preserve its history while also striving to implement projects that improve the quality of life for community members. As redevelopment continues, the CRA will continue to respect the heritage of the area. Bunnell CRA is an important part of the history of the City and Flagler County and deserves to be conserved and improved.

1.2 FINDING OF NECESSITY STUDY

The City completed and adopted a Finding of Necessity (FON) Study in March 20, 2007 (Appendix B). In accordance with Chapter 163, Part III, Florida Statutes, the FON Study assesses conditions of slum and blight in a defined study area within the City of Bunnell. The FON Study area included the area known to serve as Downtown Bunnell and areas in the periphery of this area described in Appendix C, Boundary Map and Legal Description.

The Finding of Necessity Study evaluates the existence of deterrents to sound planning, growth, and development as defined in Section 163.355, Florida Statutes. The detailed examination of existing land use characteristics, socioeconomic conditions, and other indicators that occurs in a FON Study produces the basis for creating a Community Redevelopment Agency (CRA) in accordance with Florida Statutes. The Finding of Necessity Study determined that the following criteria of slum and blight exist within the area.

- **Aggregate Assessed Values**
- **Site and Structure Deterioration**
- **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness**
- **Unsanitary or Unsafe Conditions.**

1.3 COMMUNITY REDEVELOPMENT DISTRICT

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Districts when certain conditions exist. Since all the monies used in financing Community Redevelopment Agency (CRA) activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of blight conditions that can support the creation of a Community Redevelopment District include, but not limited to, the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity (FON). If the Finding of Necessity (FON) determine that the required conditions exist, the local government may create a Community Redevelopment District to provide the tools needed to foster and support redevelopment of the targeted area.

A Finding of Necessity Study was prepared for the City of Bunnell meeting the requirements of the State found in Florida Statutes. The City adopted the Finding of Necessity by Resolution No. 2007-04 on July 03, 2007.

1.4 COMMUNITY REDEVELOPMENT AGENCY

The Bunnell Community Redevelopment Agency (CRA) is a local government agency that works in collaboration with residents, property owners, businesses, developers and other community organizations to foster redevelopment within the CRA Districts. Among our priorities include public safety, beautification, streetscape and infrastructure improvements, economic development, contemporary housing (commonly known as affordable Housing or attainable Housing), business incentives, marketing and special events, and historic preservation.

A Community Redevelopment Agency (CRA) is a dependent district established by City government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district. The CRA is governed by State Statutes, Chapter 163, Part III. The Bunnell Community Redevelopment Agency is funded through Tax Increment Financing (TIF).

The CRA was created under the City of Bunnell formally on July 03, 2007 by Resolution 2007-15, generally known as the Bunnell Community Development Plan.

The Community Redevelopment Agency administers the activities and programs offered within a Community Redevelopment District (CRD). The Community

Redevelopment Area Board was created and served by the Major, Vice-Mayor and Commissioners, which is a total of five (5) members.

POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Bunnell to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:

- (a) The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment;
- (b) The power to grant final approval to community redevelopment plans and modifications thereof;
- (c) Prior to the approval of the community redevelopment plan or approval of any modifications of the plan, the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss;
- (d) The power to authorize the issuance of revenue bonds;
- (e) The power to acquire property deemed necessary for community redevelopment, except that the use of eminent domain (for public purpose) shall require specific approval from the City Commission;
- (f) The power to hold, improve, clear, or prepare any acquired property for redevelopment;
- (g) The power to dispose of property acquired within the community redevelopment area for uses in accordance with the plan;
- (h) The power to construct improvements necessary to carry out community redevelopment objectives;
- (i) The power to carry out programs of repair and rehabilitation;
- (j) The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities;
- (k) The power to receive and utilize tax increment revenues to fund redevelopment activities;
- (l) The power to appropriate such funds, and make such expenditures as necessary to carry out the purposes of the Community Redevelopment Act of 1969;
- (m) Other powers authorized by the Act but which the City Commission has elected **not** to Delegate to the Agency are;
- (n) The power to zone or rezone any part of the city or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period;
- (o) The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways or other places and to plan or re-plan any part of the city.

1.5 COMMUNITY REDEVELOPMENT PLAN

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The Plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Examples of traditional projects includes streetscape and roadway improvements, building renovations, new building construction, flood control initiative, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The Plan may also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The Community Redevelopment Plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

1.6 CITY OF BUNNELL CRA DISTRICT, AGENCY, AND PLAN

It is the desire and intent of the City of Bunnell, based upon the findings of the adopted FON Study, to establish a Community Redevelopment Agency, define the boundaries of a Community Redevelopment District, and implement a Community Redevelopment Plan, for the purpose of fostering redevelopment activities and eliminating blighted conditions within the District.

1.7 CITY OF BUNNELL CRA DISTRICT-MISSION STATEMENT

To participate in innovative partnerships that eliminate slum and blight conditions and provide contemporary housing through mechanisms that encourages reinvestment in the Bunnell CRA boundaries as directed by the City's adopted comprehensive plan and this CRA Plan.

1.8 CITY OF BUNNELL CRA DISTRICT-GOALS & OBJECTIVES

Prioritizing Existing Residents & Businesses in Bunnell's Community Redevelopment Area

The purpose of the CRA is to guide the City of Bunnell in identifying priorities and opportunities available within the subject Community Redevelopment Area.

The City of Bunnell Community Redevelopment Plan is the vision for growth and unification of Bunnell while protecting our existing built and natural environment.

This document has been formulated to provide a clear vision. The goals of the City

in order to facilitate redevelopment within the Bunnell Community Redevelopment Area, it is critical that the goals to be established in this plan are consistent with the desires of the citizens of Bunnell. They also need to be consistent with the City of Bunnell's Comprehensive Plan. In the previously approved comprehensive plan,

the City of Bunnell adopted by ordinance a number of objectives, which are complimentary to the objectives of this redevelopment plan.

In order to ensure maximum consistency with these plans and programs, the objectives contained in these previous studies, extracted, modified, and combined with newly identified objectives to serve as the goals and objectives for the City of Bunnell's Community Redevelopment Plan.

These goals and objectives are as following:

Overall Goal

Reverse the continuing deterioration of the Bunnell Community Redevelopment Area and initiate positive growth within the area.

Immediate Goals

- Improve the appearance and attractiveness of the Bunnell Community Redevelopment Area (BCRA).
- Provide a compact recreational, governmental, residential, commercial office, and restaurant/specialty-shopping, which is easily accessible to all citizens of Bunnell.
- Make the Bunnell Community Redevelopment District vital and healthy segment of the entire community.
- Make the area an image of civic pride and beauty.
- Develop and or enhance a park that exemplifies the future of the City of Bunnell.
- Provide connected and safe sidewalks to ensure that all pedestrians can enjoy the Bunnell Community Redevelopment District.

Long Term Objectives

- Elimination of hazardous conditions that affect the living environment by reducing the opportunity and incentive for crime, delinquency, fire and health hazards.
- Elimination of blight and deteriorated structures in older portions of the City through housing rehabilitation initiatives and the provision of necessary municipal facilities, infrastructure, and services.
- Development of a viable community in which all citizens have the opportunity to live in safe, decent, sanitary, and affordable housing located in a suitable living environment.
- Continue to provide convenient and properly spaced parking facilities designed to serve visitors, residents, and employees.
- Provide for orderly economic development and employment opportunities for the citizens of Bunnell and broaden the present economic base to diversify both skilled and unskilled job opportunities.
- Encourage residential development that will maintain or improve the aesthetic quality of the area.
- Maintain high quality residential conditions and provide a variety of housing types to all area residents.

- Residential development patterns should be convenient to work and shopping, provide for an orderly extension of public facilities.
- Develop land use plans and regulations, which reflect local desires concerning growth.
- Use the City's natural resources and man-made infrastructure to promote economic growth.
- Encourage the maintenance of a quality environment through the proper use and development of land.
- Encourage the minimization of the impact of development on natural environmental systems to the area.
- Require development to fit harmoniously into the natural environment.
- Encourage growth and development in areas in which the resources are capable of supporting such growth.
- Encourage a high level of water quality in Bunnell's surface and ground-water resources. Protect the aesthetic value of the community in conjunction with its physical resources.
- Encourage orderly and planned growth and expansion consistent with the protection of Bunnell's natural resources.
- Promote future commercial land uses, which provides a range of commercial establishments and services in a concentrated area that are convenient to potential users.
- Commercial developments should be maintained in high quality condition and designed to minimize conflicts with other land uses.
- Encourage commercial developments to protect, utilize and emphasize the historic and natural characteristics of the locality.
- Provide a compatible network of street linked in accordance with proper use and scale to meet the existing and anticipated traffic needs.
- Enhance and control development along the City's arterial (i.e., SR 100) roadways.
- Establish a functional collector system in residential areas, which will promote and facilitate proper development.
- Ensure good accessibility from residential areas to work, shopping, and leisure activity areas.
- Initiate street improvements in conjunction with other related public facilities.
- Encourage aesthetic design of street layout through controlled vegetation and green space.
- Minimize adverse environmental and ecological damage associated with transportation facility development.

1.9 CITY OF BUNNELL CRA DISTRICT-VALUES

Restore, Reconnect, Reinvest...

Restore. The CRA addresses blight in its designated boundary and districts by restoring unkept or dilapidated spaces.

Reconnect.

- We connect people to resources to maintain their homes or attain healthy, safe contemporary housing.

- We connect business owners, developers and providers of contemporary housing to gap financing and available spaces to prevent future blight.
- We connect neighbors to their community through outreach and service

Reinvest. We invest in the longevity of the CRA area we serve through community-driven planning and community led implementation, thereby creating a sustainable model.

1.10 REDEVELOPMENT TRUST

The City of Bunnell CRA is funded “increment,” or the difference between appraised property values from last year to this year in the area. The CRA Trust fund receives this amount of money from taxing each taxing entity yearly. The CRA, in accordance with the plan, leverages these funds with grants, donations, fees, and loans to reverse the declining property values in the designated area. They are able to provide continuity of planning, leadership, vision, and monetary incentives to make this happen. CRAs are unique—they work closely with the private sector and direct investment to the community.

Funds allocated to and deposited into the Trust Fund shall be used by the Community Redevelopment Agency to finance or refinance any community redevelopment it undertakes pursuant to the approved Community Redevelopment Plan. No Community Development Agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by Florida Statute 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan.

Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to:

- a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.
- b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
- c) The acquisition of real property in the redevelopment area.
- d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.
- e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

- f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bonds anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
- g) The development of contemporary housing within the community redevelopment area.
- h) The development of community policing innovations.

When the CRA was established, the nation was experiencing a major recession which cause a dramatic drop in real estate market values. The taxable threshold or value for the CRA at the time of its establishment was \$68,433,904.00.

Tax value for the CRA over the years is as follows:

Year	Tax Value	TIF Value	CRA Fund Balance
2006	\$68,433,904		
2007	\$86,384,942		
2008	\$80,816,583	\$-5,568,359	
2009	\$72,402,942	\$3,969,038	
2010	\$53,182,240	\$-15,251,664	\$23,761
2011	\$45,244,865	\$-23,189,039	\$6,032
2012	\$42,834,865	\$-25,599,039	\$2,879
2013	\$42,246,357	\$-26,187,547	\$3,716
2014	\$43,209,208	\$-25,224,696	\$3,618
2015	\$44,067,592	\$-24,366,312	\$3,618
2016	\$44,848,441	\$-23,585,463	\$3,618
2017	\$46,821,173	\$-21,612,731	\$3,623
2018	\$48,626,025	\$-19,807,879	\$3,627
2019	\$52,859,347	\$-15,574,557	\$3,631
2020	\$57,450,015	\$-10,983,889	\$3,632
2021	\$62,537,914	\$-5,895,990	\$3,639
2022	\$68,045,025	\$-388,879	\$3,646
2023	\$72,017,611	\$3,583,707	\$3,644

1.11 COMMUNITY INPUT

The creation of this Bunnell CRA Plan of 2007 relied heavily on input received from community workshops, and one-on-one stakeholder meetings. The CRA invited community stakeholders to attend a meeting focused on the current status of the CRA at the that time, planned projects, discussion of CRA priorities and review of previously identified projects. The latest meeting that occurred in accordance with the CRA Plan 2011 update, included representation from the CRA Advisory Committee, Flagler Bunnell Chamber of Commerce, City of Bunnell, Developers, Local Contractors and Local Designers. A total of 43 participants and 10 government related participants. On that day and throughout the plan development

process, multiple one-on-one and group charrettes were conducted where residents, business owners, and community groups provided input on the existing challenges in Bunnell CRA defined area and shared ways to improve the existing conditions.

The recommendations throughout this Bunnell CRA Plan of 2011 were based on the public input received as well as applying best practices in the redevelopment industry and experience of the plan development team.

1.12 LOCATION

The City of Bunnell is located in central Flagler County, Florida. The city limits extend south, and northwest of the Flagler County boundary, where it positioned as the county seat. The city is part of the Deltona-Dayton Beach-Ormond Beach, Florida metropolitan statistical area. The incorporated jurisdiction of the City of Bunnell is approximately 138.6 square miles. The City of Bunnell borders the City of Palm Coast to the north and east.

1.13 TEN YEAR PLAN-BEYOND BLIGHT

In a continuous effort to travel beyond blight and promote community investment, the City of Bunnell assembled the Bunnell CRA to develop a comprehensive implementation that effectively enact strategies to address blight in the designated area. The CRA is representatives that also serves as the Mayor, Vice-Mayor and Commissioners for the community known as the Crossroads of Flagler County. Over the course of the enactment of this CRA plan, the area is being examined in the nature and extent of getting beyond blight in the City of Bunnell. The area is being reviewed with the use of blight tools and strategies, that will assist with reaching consensus to address the initiatives prioritized for implementation.

**APPENDIX E-TEN YEAR PLAN-ELIMINATING BLIGHT, TABLE OF PROJECT(S)
FOR DETAILS**

1.14 FLORIDA STATUTE 163.362 CHECK LIST FOR REQUIRED ITEMS IN COMMUNITY REDEVELOPMENT PLAN

The following chart is a list of items that are required to be included in a Community Redevelopment Plan. It is intended to ensure that the reader and Governing Body (City Commission) understand that all regulations have been strictly followed in this Bunnell CRA Plan of 2023.

Florida Statute 163.362 Contents Of Community Redevelopment Plan Chart for Bunnell CRA Plan of 2023		
No.	Requirement	Location In Plan
(1)	Contain a legal description of the boundaries of the Community Redevelopment Plan Area and the reasons for establishing such boundaries shown in the plan	Section 1.2, Location
(2)	Show by diagram and in general terms: <ol style="list-style-type: none"> a. The approximate amount of open space to be provided and the street layout. b. Limitations on the type, size, height, number, and proposed use of buildings. c. The approximate number of dwelling units. d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. 	TBD
(3)	If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the CRA area plan.	TBD
(4)	Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.	TBD

(5)	Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.	TBD
(6)	Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purpose of this part.	TBD
(7)	Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.	TBD
(8)	Provide an element of residential use in the redevelopment plan if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.	TBD
(9)	Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.	TBD
(10)	Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 20 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after fiscal year in which the plan is approved or adopted.	TBD

SECTION 2.0 EXISTING CONDITIONS & BACKGROUND

2.1 DEMOGRAPHICS

The City of Bunnell has over 3,700 residents (See Table I) and is centrally located at the crossroads of Northeast Florida. Specifically, with easy on and off access to Interstate 95 (I-95), via US Highway 1 north and south and State Road 100 east and west. The north/south Florida East Coast rail line runs through the City of Bunnell with a convenient rail siding for shipping and receiving within the City limits. US 1 passes through the center of the City of Bunnell as State Street, leading north 31 miles to St. Augustine and southeast 18 miles from Ormand Beach, Florida State Road 100 leads 8 miles east to Flagler Beach and northwest 30 miles to Palatka. Interstate 95 is 4 miles east of the center of the City. Within Bunnell's CRA area, there are approximately 1,241 residents and the workforce are centered around services, retail, transportation/utilities, and construction. The median age in the Bunnell's CRA district is 41 years, the median household income is \$30,048, and the median home value is \$150,000 to \$199,999 (See Table II). The population in the CRA is 30% White, 25% Black, and the remaining 45% are other races, 10% of the population is of Hispanic origin. For highest educational attainment, 40% are high school graduates or have GED Certification, 5% have some college and 8% have associate or bachelor's degrees.

Demonstrated on the table below shows that between the years of 2018 to 2019, there was a 7.0% increase in population. During the years 2019 and 2020 there was an additional 7.0% increase. However, it appears between the years 2020 and 2021 there was a slight decline in population growth of 3%. In accordance with the 2020 census bureau, this decline was attributed to the peak of the COVID-19 pandemic. Since the City has seen a greater increase of 7.4%.

TABLE I-POPULATION

Year	Population
2018	3,056
2019	3,271
2020	3,507
2021	3,495
2022	3,752

**United States Census Bureau - Decennial Census 2022*

Demonstrated on the table below shows that in the City of Bunnell 48.7% of the housing is owner-occupied compared to the 67.4% for the State of Florida. The median gross value of rent in the City of Bunnell is \$905.00 whereas the state of Florida is \$1,348.

TABLE II-HOUSING

	City of Bunnell	State of Florida
Total Housing Units	1,577.00	9,865,350.00
Owner Occupied Housing	48.7%	67.4%
Median Value of Owner-Occupied Housing	150,000-199,999	248,000
Occupied Housing Units	1,418.00	8,529,067.00
Vacant Housing Units	159.00	1,336,283.00
Median Value of Units Paying Rent	\$905.00	\$1,348.00
Median Household Income	\$30,048.00	63,062.00

**United States Census Bureau - Decennial Census 2022*

2.2 COMMUNITY REDEVELOPMENT PLAN BOUNDARY MAP

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(SEE APPENDIX D-CRA LEGAL DESCRIPTION & MAP SERIES)

2.3 COMMUNITY REDEVELOPMENT PLAN BOUNDARY~LEGAL DESCRIPTION

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(SEE APPENDIX E-CRA LEGAL DESCRIPTION & MAP SERIES)

2.4 RESTRICTIVE COVENANTS & IMPROVEMENT INCENTIVES

The CRA and the City of Bunnell will use the following legal and regulatory means to promote the redevelopment of the CRA area:

- a) Restrictive covenants are required when City lots are donated for development of affordable, owner-occupied housing. These covenants require the recipient of the lot to meet Bunnell low- and moderate-income qualification and the lot must be developed within a time certain or will revert to the City of Bunnell or the CRA, as appropriate.
- b) The CRA will encourage the city to waive certain City liens against lots coming to the City of Bunnell through donation or foreclosure in order to facilitate the use of these lots for construction of owner-occupied contemporary housing.
- c) The city will continue to assist business in obtaining license and permits for expansion of location within the City.
- d) Business Incentive program has been enacted to pursue revitalization activities with an emphasis on providing more job opportunities, housing, improve long term transportation needs and encourage commercial development.

2.5 PROVISION OF TIME CERTAIN & SEVERABILITY

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration or commitment of up to, but not exceeding thirty (30) years, after the fiscal year in which the CRA Plan is approved, adopted or amended by City Commission, per Section 163.361 and 16.362(10). Whereas there are eleven (11) years of this plan duration remaining.

2.6 ENSURE FINANCIAL ACCOUNTABILITY

The CRA shall maintain adequate records for an annual audit which shall be conducted by an independent auditor. The findings of the audit shall be presented at a meeting of the City Commission/CRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31st of each year for the preceding year which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the CRA Annual Report and shall be provided to the City for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit Report.

2.7 MANAGEMENT & IMPLEMENTATION OF PLAN

The first step is to determine if a specific geographic area constitutes blight conditions. Blight conditions are defined by the state statutes as "an area in which there are a substantial number of deteriorated, or deteriorating structures in which conditions, as indicated by government-maintained statics of other studies, are leading to economic distress or endanger life or property". The document is referred to as the Finding of

Necessity process and determined the area demonstrating blight conditions. The area determined by the Finding of Necessity became the CRA boundary, which is depicted on Appendix . The approximate size of the CRA is 810 acres.

3.0 ECONOMIC DEVELOPMENT

3.1 GENERAL OVERVIEW

Economic Development initiatives are the major emphasis of the Bunnell's CRA Plan of 2023, since a great deal of work has to be accomplished over the next 11 years to redevelop the Bunnell CRA designated area. The designated area of the community that is indicated within the defined boundaries during interviews and meetings that job creation and establishing businesses in the Bunnell's CRA district is important to the revitalization of the area. The Bunnell CRA Plan of 2023 focuses on economic development initiatives to accomplish its goal of enhancing the quality of life of its residents through improving physical spaces, business growth, and bring new housing stock to the area.

Economic Development is the number one priority for the City of Bunnell. The Board shares a unified commitment to attract new business development, to expand and diversity the tax base and create jobs for residents. Success in economic development ensures the City of Bunnell's long-term financial ability to provide ongoing quality services, infrastructure, and preserve the quality of life for its residential and corporate citizens. The City of Bunnell needs to diversity and expand the tax roll.

3.2 EXISTING CRA PROGRAMS & PROJECTS

Implementation of a Business Incentive Programs

4.0 BRANDING, MARKETING, TOURISM, AND COMMUNICATIONS

4.1 GENERAL OVERVIEW

The Bunnell community has many great attributes to justify a strong and existing marketing strategy with a focus on attracting new businesses, particularly retail and entertainment; preserving and enhancing the existing community; attracting new workforce housing opportunities; and developing a thriving redevelopment district within which many can live, work, learn and play a role in the redevelopment of Bunnell's CRA. These attributes include the following: a well-known and respected historic community founded over 100 years ago, a community of residents that provide important work skills to many of the employers in Flagler County; a neighborhood containing several important parks and public facilities such as Jack Clegg Park and Joann B. King Park.

4.2 CRA BRAND DEVELOPMENT & IDENTITY & MARKETING POSITION

The CRA would benefit economically by promoting community identity and brand positioning Bunnell's unique assets and opportunities. The following are recommended strategies for the CRA's brand development:

- 1) Develop a logo and campaign strategy, wayfinding, and banner program
- 2) Produce a full marketing campaign that “tells the story” of Bunnell’s CRA aspirational identity, brand, position and opportunities utilizing adopted logo, tagline/campaign strategy and brand standards
- 3) Host a brand launch for the community and a banker & broker event
- 4) Develop a banner program for target areas
- 5) Design and install branded light pole banners in strategic areas that express the “brand message” and highlight the strategic area’s unique position
- 6) Design and implement a comprehensive wayfinding signage program, including but not limited to, lighted street name signs, entry and exit wayfinding signs visible at night, lighted public art that serves as wayfinding and district identity
- 7) Create and modify as needed architectural guidelines to support the new brand identity
- 8) Identify locations for “district identity” physical landmarks and gateways
- 9) Capitalize on Bunnell’s history and create touring of the Bunnell’s historical area, which shall position the district for additional cultural and heritage tourism
- 10) Promote area restaurants and retail within the redevelopment district

4.3 COMMUNICATIONS

Initiatives to effectively communicate the vision for the district as vibrant destination for culture, and activities could be implemented to broaden the appeal of living, working, learning and shopping in Bunnell’s Redevelopment Area Plan boundaries. It is recommended the CRA execute the following strategies to drive their communication efforts:

- 1) Develop a logo and campaign strategy, wayfinding, and banner program
- 2) Construct a Communication Newsletter (printed and digital), Social Media and Webpage to effectively promote the work of the CRA to residents
- 3) Encourage advocacy of the vision and brand promise. The CRA could hire or assign a dedicated CRA Marketing and Communications staff member to market and promote Bunnell’s Redevelopment Plan stories, milestones, community events and opportunities
- 4) Advance an annual strategic marketing plan that identifies goals and objectives for a comprehensive marketing and communications plan supporting the specific redevelopment projects and programs outlined in this plan
- 5) Launch a comprehensive social media campaign on Facebook, Instagram, Twitter and YouTube or other social media platforms that may come into existence or trend during the implementation of this Bunnell CRA Plan 2023
- 6) Update the CRAs webpage per Florida Statute 189.069 and increase digital presence utilizing the new brand standards guide, keywords and comprehensive messaging strategy

- 7) Build a resident and visitor database (at events, online, etc.) and continually update for the CRA's e-newsletter (at least monthly is recommended, although weekly is ideal). The content developed for the monthly newsletter can be repurposed for the CRA's quarterly printed newsletter as needed.
- 8) Address safety perceptions intentionally as part of the brand repositioning and ensure an effective crisis communications plan is adhered to for safety.
- 9) Include positive stories in the citizen e-newsletter about solved crimes, police officer's community involvement, City improvements, job opportunities, labor force training, cultural events, etc.

4.4 COMMUNITY ENGAGEMENT & COLLABORATIONS

Successful redevelopment requires collaboration with other entities that share common goals with the Bunnell's CRA, including the City, County Tourism, colleges in the area, and local homeowner associations. Programs that could be implemented to spur community engagement and collaborations are outlined below:

- 1) **Neighborhood Ambassador Program**
The CRA could create "Cheerleaders for the CRA" and grow a strong database of people interested in the work in the district so that they can share news about what is going on. These volunteers could meet monthly and attend special events on behalf of the CRA to promote what is going on in the CRA. CRA Advisory Board members should be highly encouraged to become a part of this program.
- 2) **Quarterly Neighborhood Ambassador Event**
The CRA can work with their ambassadors to host a quarterly event at businesses throughout the Community Redevelopment Area Plan to showcase projects and programs that are being implemented. The goal of this would be to get residents involved and take pride in the community and then spread the word about all the work the CRA is conducting.
- 3) **Bunnell Events**
The CRA could encourage Neighborhood Ambassadors and CRA Advisory Board to participate in neighborhood events on behalf of the CRA and community events.

5.0 CONTEMPORARY HOUSING

5.1 GENERAL OVERVIEW

The current demographics of the Bunnell's CRA related to housing include the following: median age of residents is 41 years; median household income is \$30,048, which represents 10% of Flagler County median income (\$62,305); the percentage of rental units in the community is 51% and owner-occupied units is 48.7%, and the median value of homes is approximately \$187,854. Simply stated,

Bunnell is an older community, the majority of the residents are renters, household income is low, and the housing is not affordable. The CRA could encourage the City, Flagler County Housing Authority, and County to construct affordable housing projects throughout the City and County as well as provide homeownership programs and education so renters can become homeowners. The average household size in the area in 2023 was 3.5, which indicates most households have a child.

The CRA Plan presents opportunity to incorporate and promote “missing middle” housing diversity, such as, single-family homes with potential to allow for and accessory dwelling units (also known as tiny homes, granny flats, etc.), this form of housing can be rented at an affordable price while providing an extra income to the homeowner. Other housing types typology diversity may include duplex, triplex, fourplex, courtyard apartments, bungalow courts, and townhomes but all of these housing types need to have strong design guidelines for longevity purposes.

Tiny Home



Fourplex



Bungalow Courts



5.2 RECOMMENDATIONS FOR EXISTING CRA PROGRAMS AND PROJECTS

There is an initiative underway to address contemporary housing and improved housing within the CRA to help address housing needs, the CRA may desire to continue and improve these programs.

Overview: Contemporary Housing, mostly provided by the Flagler County Housing Authority in Bunnell’s CRA boundary, is in high demand and serves a great need in the community. The City is currently working on a project to rewrite policy in the Comprehensive Plan and include regulations in the Land Development Code mandate portions of developments include housing at an affordable cost based on the median income of City of Bunnell solely.

6.0 FUTURE LAND USE & ZONING

6.1 GENERAL OVERVIEW-FUTURE LAND USE

The Future Land Use is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in the plan’s element. The

purpose of Future Land Use is to define areas within the community that are suitable for various land use activities. The Future Land Use decrees where, when, and at what intensity development will occur, thereby it gives indication of where infrastructure and services are needed.

In general Future Land Use: (Brief Info., Not All Inclusive)

- Establishes the general land use and density/intensity
- Is governed by the Comprehensive Plan
- Contains designations such as “Commercial”, “High Intensity-Planned Development” and “Low Density Residential”
- Regulates number of houses per acre, maximum square footage of commercial and units of multi-family per acre.

The real-time principal land uses in the Bunnell's CRA consist of single-family homes (the predominant use), multi-family, educational facilities, government and entertainment buildings, such as the Versie Lee Mitchell Community Center and commercial buildings lining important roadways such as East Moody Boulevard (SR 100) and State Street (US 1). In general, the land uses are typical of an older community.

EXISTING LAND USE

Existing land uses are those uses that currently exist on each parcel within the CRA. Each parcel is unique, in that a Department of Revenue (DOR) code is assigned to each parcel, which provides the present dominant use of the property as shown on MAP 2. Vacant property accounts for the largest use within the CRA, which is approximately 65% of the total area. The existing land use distribution for the CRA can be found in Table 1.

TABLE 1: EXISTING LAND USE

Land Use	Acres	Percent
Commercial	32.56	4%
Office	26.08	3%
Industrial	34.61	4%
SFR	76.94	9%
MFR	7.24	1%
Public	101.99	13%
Vacant	529.77	65%
Water (Lake Lucille)	3.39	0%
Total	812.59	100%

Source: City of Bunnell, 2011

6.2 THE CORRELATION BETWEEN THE COMPREHENSIVE PLAN & CRA

- a. The **Comprehensive Plan** is an important tool city utilize to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial and public activities, Therefore the Comprehensive Plan:
- Governs the Future Land Use of properties with general policies for the location and character;
 - Intended to promote public health, safety and general welfare through efficiency and economy in the process of growth;
 - Addresses a wide range of subjects, including: Future Land Use, Conservation, Housing, Potable Water, Sanitary Sewer, and Transportation;
 - Describes what the community wants its future to be.

The last amendments to the existing Comprehensive Plan were in 2022. A lot has changed since that time and a number of smaller planning initiatives have occurred or underway as well. We will be incorporating the more recent planning efforts into the projects underway at this time and those to come.

- b. A **Community Redevelopment Area (CRA)***(sometimes referred to as Community Redevelopment District)* is an area designated by the local governing body, the City Commission in this case, as a means to ensure that the area would develop with a coherent community vision, and to encourage reinvestment throughout the CRA. As part of the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes (FS), a CRA is established through a Finding of Necessity. Further, the CRA Act outlines a comprehensive program that provides the legal framework and financing mechanisms with which local government can undertake the unique and complex task of overcoming the conditions that contribute to the causes of slum and blight in certain areas.
- c. The Correlation Of **Comprehensive Plan & Community Redevelopment Area**
As explained above, the Comprehensive Plan is a City-Wide document that serves the intent of providing a vision of future development to control the growth taking place within the city. Whereas the CRA is a special district that serves the intent of being a financial tool for redevelopment of targeted areas to address unique needs such as streetscapes, roadway improvements, and building renovation; just to name a few. Ultimately, though the CRA is a document supporting an independent initiative, the activity shall be in accordance with initially the adopted Comprehensive Plan and the Land Development Regulations.

6.3 GENERAL OVERVIEW-ZONING

Zoning refers to municipal code or local laws and requirements that govern how pieces of land can or can not be developed and what use of land the developed area can serve. Zoning regulations are created in classifications that dictate what

type of properties can co-exist in a particular area to maintain the community's health and public safety.

In general Zoning: (Brief Info., Not All Inclusive)

- Implements the land use and establishes regulations;
- Is governed by the Land Development Code (LDC)
- Contains classifications such as “B-1, Commercial District”, “PUD, Planned Unit Development”, “R-1, Single-Family District);
- Regulates lot sizes, building heights, setbacks, and limits uses;
- Planned Developments are negotiated districts to establish uses, maximum densities, and other regulations, Zoned to a Master Development Plan and Development Order.

ZONING

A zoning district provides the development regulations to each property, as illustrated on Map 4. The zoning district is typically consistent with the Future Land Use Map. The regulations are specific to each district and include setbacks, building height, permitted uses, impervious surface ratios and other requirements for development. The CRA includes 7 zoning districts and an undesignated category, which is an area that has not been given a zoning classification. As shown in Table 3, the Light Industrial (L-1) zoning district comprises over half of the CRA at approximately 413 acres. The next largest zoning district within the CRA is the Business category that includes the B-1 and B-2 districts, which accounts for approximately 158 acres.

TABLE 3: ZONING

Zoning District	Acres	Percent
Business (B-1)	127.36	16%
Business (B-2)	30.69	4%
Light Industrial (L-1)	415.52	51%
Multi-Family Residential (R-2)	39.77	5%
Multi-Family Residential Zero Lot Line (R-3)	1.58	0%
Office, Medical & Related Service (O-1)	8.68	1%
Public (P)	38.24	5%
Single – Family Residential (R-1)	92.78	11%
Undesignated (ND)	56.93	7%
Total	811.57	100%

Source: City of Bunnell, 2011

a. The Correlation Of Zoning & Community Redevelopment Area

The Community Redevelopment Plan is subject to and must comply with all of the provisions of the City of Bunnell applicable Zoning Designations requirement, unless there is language included in this plan to direct compliance in other manners.

6.4 RECOMMENDATIONS FOR EXISTING CRA PROGRAMS & PROJECTS RELATED TO COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS

- a. With the Comprehensive Plan being a living document that is updated to respond to changing conditions relating to population, the environment, and the economy. The process of developing and updating the Plan is an effort that requires compiling and analyzing new data, jointly developing critical issues and supportive strategies, and amending the Goals, Objectives, and Policies.

When assessing the current Comprehensive Plan as it relates to this CRA plan, the following conclusions were noted:

1. The Comprehensive Plan must be amended to reflect changes in state requirements since last update, particularly the sweeping changes regarding Contemporary Housing, known as the Live Local Act.
 2. Many policies are out of date and have been accomplished or should be redirected to address the current need; and
 3. Trends and conditions in the City of Bunnell suggest updates to the Elements would strengthen the community vision, as well as the City's implementation efforts.
- b. The Land Development Code (LDC) and its supporting infrastructure are deemed complicated as a result of many years of incremental changes and additions. Findings of review of the LDC was that it has a weak foundation. The existing based zoning districts are ineffective and not context specific, due to treating all areas of the City the same even though they have developed in different patterns and with different characteristics over time. The response to this ineffectiveness of the LDC due it complicated for many to use, it lacks clear organization, and it lacks graphics that can effectively communicate the intent of regulations. This ultimately leads to frustration, with that understanding, some of the content may be changed.

Height and Density: If in the future there is community support, it is recommended to explore an increase in height and the number of units allowed per acre based on the location in the CRA District. Any changes will most likely require a Comprehensive Plan amendment, zoning text amendment, and rezoning. It is also suggested to evaluate microunits as 0.5 units per acre in density unit counts as a means to help address affordable housing.

Ground Floor Uses: The uses facing the corridor are advised to be retail, commercial, civic, and supporting uses such as gym, lobby for an apartment building, building services, we work type uses, and other creative uses. Uses not facing the corridor can be residential.

Parking: On-Street parking may be built and receive credit for adding to the parking supply; one parking space per unit required by zoning. Parking may

be either in a well landscaped surface parking lot preferably in the rear of the property or in a garage. If a garage is built, then a density bonus may be provided for additional floors and dwelling units per acre. Such structure shall be properly buffered from any single-family area bordering the property being developed. No parking lot can face the main corridor of the district but must be hidden in the rear of buildings, not highly visible from the street.

Curb Cuts: Access to parking lots should be by side streets; however, curb cut shall be allowed if none is available in order to access rear parking. One curb cut per block front.

Residential Unit Sizes: Studios not less than 350 square feet, micro-units not less than 250 square feet, one bedroom units not less than 500 square feet and two bedroom units not less than 650 square feet. Small units could be promoted for students, young professionals, and rental rates correspondingly lower than larger market rate units in this area; therefore, more affordable.

Setbacks and Build-to-Lines: In order to create a minimum continuous ten (10) ft sidewalk and provide on-street parking, the right-of-way shall be sufficient. If current public right-of-way is not sufficient, explore a strategy to meet the aforementioned standards, such as right-of-way dedication outright or as an easement dedicated to the City to be able to meet the standard.

A right-of-way study could be conducted to determine portions of the corridor where dedications and/or easements are needed.

State Road (US-1)/East Moody Boulevard (SR-100): The CRA could encourage the City to promote economic development along State Road and East Moody Boulevard, since both are higher classifications due to being a State and County Road which carries high traffic volumes. This corridor is one of the most important regional north-south and east-west connectors to Bunnell and in particular the Bunnell's CRA, and the building form, density, height, setbacks, and other regulations must be conducive to this corridor and therefore allow for a more intense development pattern. This is the corridor that would be a great example of where residents work, live, learn, and shop.

Land Use: Change to a mixed-use overlay district that permits high density, particularly a portion of the residential for accessory dwellings units and micro units. The future land use designation will need to be redefined to include a density concept which takes into consideration multiple forms of transportation and pedestrian.

In response to the mixed-use overlay district, is it imperative to adopt during the rewrite of the Land Development Code and convert into a Unified Development Code in order to have greater control over form, mass, height, implementation of plazas, and parking (consider the feasibility of introducing on-street parking, which would require additional right-of-way).

The City government provides many important services, but one function that stands apart is its impact on current and future generations, the authority to engage in community planning. Specifically, a Comprehensive Plan is an expression of the community's vision. The Comprehensive Plan is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residents, commercial, industrial, and public activities. Therefore, the Comprehensive Plan helps:

- Preserve important natural resources, agricultural land, and other open lands;
- Create the opportunity for residents to participate in guiding the community's future;
- Identify issues, stay ahead of development trends, and accommodate change;
- Ensure that growth make the community better, not just bigger;
- Forster sustainable economic development;
- Ensures more efficient and cost-effective infrastructure and public services;
- Provides an opportunity to consider future implications of today's decisions;
- Protect property rights and values;
- Enable other public and private entities to plan their activities in harmony with the city's plans.

As described above, the Comprehensive Plan sets forth the vision and goals of the city's future, and provides the overall foundation for all land uses policies in the city. The adopted City's Comprehensive Plan outlines the vision and goals of Bunnell through the calendar year of 2035.

6.5 COMMUNITY REDEVELOPMENT PLAN (CRA)

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that support the creation of a Community Redevelopment area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area.

Many cities struggle with how to initiate the redevelopment of redevelopment areas and improve lives for existing community members, while not inadvertently making the community more unaffordable through subsequent increased rents and property taxes. This affordability challenge can be coupled with private and public investments that create exclusive spaces to culminate in a perfect storm of making existing community members feel

unwelcomed over time. The Bunnell CRA Plan aims to address these complex challenges head-on by prioritizing redevelopment that honors the legacy of Bunnell and invests in strategies for contemporary housing (commonly known as Affordable Housing or Attainable Housing), workforce training, and poverty alleviation for its residents.

Ultimately, the Community Redevelopment Plan is set to address the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area. Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks, and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

6.6 THE CORRELATION BETWEEN COMPREHENSIVE PLAN & COMMUNITY REDEVELOPMENT PLAN

Like the City's Comprehensive Plan the Community Redevelopment Plan is an evolving document, which is evaluated and may be amended on a regular basis, as necessary, in order to accurately reflect changing conditions and community objectives.

Also, the Florida Statutes requires the Community Redevelopment Area Plan be consistent with the City's Comprehensive Plan. In order to remain current in the fast-paced environment, the CRA is amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's adopted Comprehensive Plan, a two-tiered approach is used during the amendment process.

6.7 EXISTING LAND USE

Existing land uses are those uses that currently exist on each parcel within the CRA. Each parcel is unique, in that a Department of Revenue (DOR) code is assigned to each parcel, which provides the present dominant use of the property as shown on MAP 2. Vacant property accounts for the largest use within the CRA, which is approximately 65% of the total area. The existing land use distribution for the CRA can be found in Table 1.

TABLE 1: EXISTING LAND USE

Land Use	Acres	Percent
Commercial	32.56	4%
Office	26.08	3%
Industrial	34.61	4%
SFR	76.94	9%
MFR	7.24	1%
Public	101.99	13%
Vacant	529.77	65%
Water (Lake Lucille)	3.39	0%
Total	812.59	100%

Source: City of Bunnell, 2011

6.8 FUTURE LAND USE

Future Land Use

Future Land Use designations are derived from the City's adopted Future Land Use Map contained in the adopted Comprehensive Plan. The designated use for each parcel is the projected use for the next 10 to 20 years as displayed on Map 3. The predominant Future Land Use (FLU) designation within the CRA is the Commercial category, which comprises approximately 144 acres. The second largest FLU designation is Industrial, which totals approximately 120 acres. The remaining FLU distribution within the CRA is contained in Table 2.

TABLE 2: FUTURE LAND USE

Future Land Use Category	Acres	Percent
Commercial	143.77	18%
Flood Prone Area	37.29	5%
Industrial	120.64	15%
Mobile Homes	0.11	0%
Multi-Family	36.85	5%
Public	22.20	3%
Recreation	4.68	1%
Single Family - Low Density	112.72	14%
Single Family - Medium Density	27.35	3%
Single Family – Vacant	40.96	5%
Undefined	2.50	0%
Wetlands	262.05	32%
Total	811.13	100%

Source: City of Bunnell, 2011

6.10 EXISTING ZONING

A zoning district provides the development regulations to each property, as illustrated on Map 4. The zoning district is typically consistent with the Future Land Use Map. The regulations are specific to each district and include setbacks, building height, permitted uses, impervious surface ratios and other requirements for development. The CRA includes 7 zoning districts and an undesignated category, which is an area that has not been given a zoning classification. As shown in Table 3, the Light Industrial (L-1) zoning district comprises over half of the CRA at approximately 413 acres. The next largest zoning district within the CRA is the Business category that includes the B-1 and B-2 districts, which accounts for approximately 158 acres.

TABLE 3: ZONING

Zoning District	Acres	Percent
Business (B-1)	127.36	16%
Business (B-2)	30.69	4%
Light Industrial (L-1)	415.52	51%
Multi-Family Residential (R-2)	39.77	5%
Multi-Family Residential Zero Lot Line (R-3)	1.58	0%
Office, Medical & Related Service (O-1)	8.68	1%
Public (P)	38.24	5%
Single – Family Residential (R-1)	92.78	11%
Undesignated (ND)	56.93	7%
Total	811.57	100%

Source: City of Bunnell, 2011

7.0 INFRASTRUCTURE, TRANSPORTATION & CONNECTIVITY

7.1 GENERAL OVERVIEW

The subjects of infrastructure, transportation, and connectivity are important to the preservation and economic growth of the Bunnell's CRA Plan boundaries since connecting to places of employment and places of education/training will enable residents to improve their lives and gain greater stability. Infrastructure, which is well-planned, beautified, and enables not only the residents to connect to employment centers, such as the Flagler Commercial Parkway, but it also enables outside consumers wishing to entertain themselves at cultural events and enjoy special retailing of the area to easily access Bunnell and enjoy the trip as the connection is made. Recently new retail facilities have been opened along State Street (US 1). It is important to provide easy access and attract consumers from not only inside the Bunnell Redevelopment Area, but also the larger metropolitan area.

7.2 INFRASTRUCTURE

The City of Bunnell is anticipating substantial growth in the next 7 years. The is a trend that is expected to continue in the future 20 year build out horizon. The opportunity for growth in Bunnell has highlighted the importance for a plan for improvement and expansion related to infrastructure.

7.3 PROJECT(s)

WATER MASTER UTILITIES

Improving deficiencies within water master utilities is crucial for ensuring access to clean and reliable water for city residents. WTP and PWS improvements are needed to ensure that the future potable water demands can be met. Investments should be made to upgrade and maintain water infrastructure including pipelines, treatment plants, pumping stations, and storage. Investing in modern technologies and equipment can increase efficiency and reduce water losses. Infrastructure improvements can make significant progress in improving deficiencies within its water master utilities leading to more sustainable, resilient, and reliable water management for its residents and businesses. Rehabilitation and construction of additional production wells is of "high priority" to the city. The city's raw water issues are two-fold. The first dilemma is that there is an inadequate supply of reliable potable water due to the limited number, age, and condition of the existing wells. Further, the City's well capacity does not allow for flexibility of operations or redundancy in the event of a well malfunctioning. The second is that the brackish water blends pose a water quality issue for the City's Wastewater Facility due to permit restrictions, as a result of the elevated chloride levels. Rehabilitation of existing wells should be the priority to improve the reliability of the raw water. The City is experiencing pressure issues under its current demands. It therefore goes without saying that the future demands on the

System will only increase these pressures shortcomings. To efficiently and cost effectively rectify this deficiency is to upgrade and upsize the Plant's HSPs.

WASTEWATER SYSTEM

The City's wastewater system will require improvements to address current deficiencies as well as meet future wastewater demands. The City's sewer utility has substantial capital needs over the next 10 years, including upsizing sewer pipes, manhole and sewer line rehab/lining, lift station rehab, wastewater treatment plant construction, constructing a new pond and reclaim water main. Also, the construction of a new 8-inch force main down SR 100 from lift station #7 East of Belle Terre.

7.4 ROADWAY

The city will require roadway rehabilitation to enhance the existing rural infrastructure by revitalizing and improving the condition of roadways within the city. The city requires comprehensive repairs, resurfacing, and upgrades to ensure smoother and safer travel for residents and commuters. The rehabilitation efforts will encompass various elements, such as repairing potholes, improving drainage systems, mill and pave, full depth reclamation and enhancing pavement markings. This project will not only enhance the overall functionality and aesthetics of the city's road network but also contribute to the overall quality of life and transportation experience for the community.

8.0 WETLANDS

Wetlands are prevalent in Flagler County extending across much of the county landscape. The City of Bunnell and the CRA also contain wetlands throughout each boundary, as shown on Map 5. The CRA includes approximately 268 acres of wetlands, which accounts for approximately 1/3 of the CRA total area. The majority of those wetlands are present along the eastern portion of the CRA, where an extended system continues to Palm Coast, Flagler County Airport and the Intracoastal Waterway.

Wetland Mitigation may be a necessary measure to maximize the development potential of some of the properties with wetlands present. There are three options for wetland mitigation banking available to the CRA as described below.

UTILIZATION OF MITIGATION BANKS AND PROGRAMS

Although minimizing negative environmental impacts should always be the first priority, one of the tools available to mitigate the impact of potential development of wetland areas are mitigation banks. By purchasing available credits from the mitigation banks that service the CRA area, developers may mitigate the impacts associated the the development of wetlands. The CRA is in the Crescent Lake mitigation basin. The mitigation areas that service the CRA are: the Barberville mitigation bank; the Brick Road mitigation bank and

the Fish Tail Swamp mitigation bank. The following table, Table 4, details the mitigation banks credits availability, uses, and current contact information.

Wetland mitigation bank allow developers to buy wetland credits for wetlands that are going to be disturbed or destroyed during the development process. They allow a developer to maximize the use of their site. Because mitigation bank credits are created prior to impacts, purchasing credits from a mitigation bank decrease permitting time. The cost is often lower than acceptable alternatives. Regulatory burden and risk are passed from the developer to the mitigation bank. Regulatory officials favor mitigation banks due to the consolidation of project parcels to make monitoring easier for strained agencies.

The Department of Environmental Protection, U.S Army Corps of Engineers and St Johns River Water Management District are the regulatory agencies regarding wetland mitigation banking for the State and region. These agencies are charged with permitting the mitigation bank through rigorous environmental engineering and coordination. Credits are purchased through the mitigation bank which closely cooperates with the three agencies that monitor the allocation of credits being distributed.

TABLE 4: WETLAND MITIGATION BANK INFORMATION

Mitigation Bank	Currently Available Credits	Uses	Contact Information
Barberville			
Brick Road			
Fish Tail Swamp			

FLOOD ZONES

Similar to wetlands, 100- year floodplains or food zones are prevalent in Flagler County extending across much of the county. The City of Bunnell and the CRA also exhibit 100-year floodplains throughout each boundary, as displayed on Map 6. The CRA contains approximately 350 acres of land within Flood zone A, which is considered the 100-year floodplain. Developed properties within the 100-year floodplain are required to have flood insurance to cover property damage resulting for a storm event. (See Appendix , Bunnell Wetlands)

TABLE 5: FLOOD ZONES

Flood Zone	Acres
A (100-Year Floodplain)	350.05

Source: Federal Emergency Management Agency, 2011

9.0 QUALITY OF LIFE

9.1 GENERAL OVERVIEW

There are many factors that contribute to a resident's satisfaction with their communities. There have been reports that revealed that attachments to a place was deeper for people who spent more time in the main City, as well as those who reported choosing the City for "quality of life" reasons versus those there for family or jobs. In the same reports, quality of life was defined in very general terms, with respondents saying that they just like the area, its vibrancy, its strong economy or its affordability. There are some areas that affect a resident's quality of life, that CRA may not have domain over, but can influence to better the overall quality of life for residents. Improving the quality of life for Bunnell's CRA district residents will produce more satisfied citizens, so it is recommended the CRA work with partners in increasing educational achievement, encouraging healthier communities, addressing environmental sustainability, and implementing strategies to make the community feel safe.

10.0 ADMINISTRATION & GOVERNANCE

10.1 GENERAL OVERVIEW

The administration of the CRA is critical in accomplishing the numerous programs and projects that are described in this Bunnell CRA Plan of 2023. Any initiatives that enable the agency to effectively and efficiently to produce required documents and implement projects and programs should be pursued. The following sections describe administrative measures that are recommended to be pursued.

10.2 RECOMMENDATION FOR EXISTING CRA PROGRAMS

CRA Plan Updates, Annual Report, and Other Reporting Requirements
As a routine matter it is recommended the CRA update its CRA Redevelopment Plan every five (5) to ten (10) years, noting its accomplishments, confirming its priorities which may have not yet been completed, and adopting additional initiatives to be accomplished in one, five, and ten-year increments. This Bunnell CRA Plan of 2023 is an update from the original CRA Plan adopted in 2007, a period of 16 years. Furthermore, the CRA on an annual basis will present to the public a progress report, describing its accomplishments for the year. The Annual Report presentation will also be an opportunity for the CRA to obtaining public input about not only the progress report, but also about other suggested initiatives. The Annual Report shall be listed on the CRA Webpage per Florida Statute 163.371(2). The CRA shall also produce other reporting requirements per Florida Statute 163.371.

11.0 CONCLUSION & IMPLEMENTATION SUMMARY

The Bunnell CRA has completed many projects and implemented several programs since its inception to revitalize the community. This Bunnell CRA Plan of 2023 recommends additional project and programs for the next phase of redevelopment in the district. The proposed schedule below provides a timeline for those recommended projects and to continue in this Plan. The schedule of the projects is based on the community's input on priorities of the need to start projects for sequencing.

12.0 APPENDICES

Appendix A-Resolution(s):

- ❖ Resolution 2007-04, Acceptance & Declaring Finding of Necessity
- ❖ Resolution 2007-10, Declaring Community Redevelopment Agency Board
- ❖ Resolution 2007-15, Adoption of Community Redevelopment Plan
- ❖ Resolution 2007-28, Creation of CRA Trust

Appendix B-Finding of Necessity Study, April 2007

Appendix C-Bunnell Community Redevelopment Area, Map

Appendix D-Bunnell Community Redevelopment Area, Legal Description

Appendix E- Ten Year Plan-Eliminating Blight

Appendix F-Definitions



Visioning and Action Plan

City of Bunnell
Community Redevelopment Agency
2011



Prepared By:



BELLOMO
HERBERT
AND COMPANY, INC.

LANDSCAPE ARCHITECTS





City of Bunnell
Community Redevelopment Agency
Visioning and Action Plan

March 2011

Prepared for
City of Bunnell
Community Redevelopment Agency
1769 East Moody Boulevard
Bunnell, Florida 32110

Prepared in cooperation by



LANDSCAPE ARCHITECTS

&





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I. Introduction

The City of Bunnell established the Community Redevelopment Agency, in 2007 with the adoption of Resolutions 2007-04 and 2007-10, to oversee the redevelopment activities within the Community Redevelopment Area (CRA). The CRA encompasses the downtown area, which is depicted on **Map 1**. The CRA is approximately 810 acres in size, which includes a large number of the City's historic structures, the City's original commercial corridor and gateways leading to the heart of the City.

All CRA's within the state are required to have a CRA Plan that outlines the characteristics of the CRA, programs and improvements to enhance the area. Bunnell's CRA Plan was completed and adopted in 2007. The plan includes the requisite information required by the state. However, the plan did not include an action plan or a list of prioritized projects.

A. Purpose of the Visioning and Action Plan

The purpose of the CRA visioning and action plan is to assist the CRA Board in determining prioritized projects and programs to help catalyze redevelopment activities within the CRA. This process was designed to be community driven, and built on previous planning efforts and initiatives. This CRA Action Plan is intended to supplement and be a component of the 2007 Redevelopment Plan and function as an update of the 2007 CRA Plan. Additionally, this plan is formulated to be utilized as a resource guide for implementing the goals of the CRA, which includes existing CRA conditions, prioritized projects, alternative funding sources information and a conceptual timeframe for project completion.

II. Previous Plans and Studies

This section provides summaries of previous planning studies and activities. In order to establish a Community Redevelopment Area there are specific steps required by the Florida Statutes. The following subsections include summaries of the establishing documents and additional activities completed following the adoption of the CRA plan.

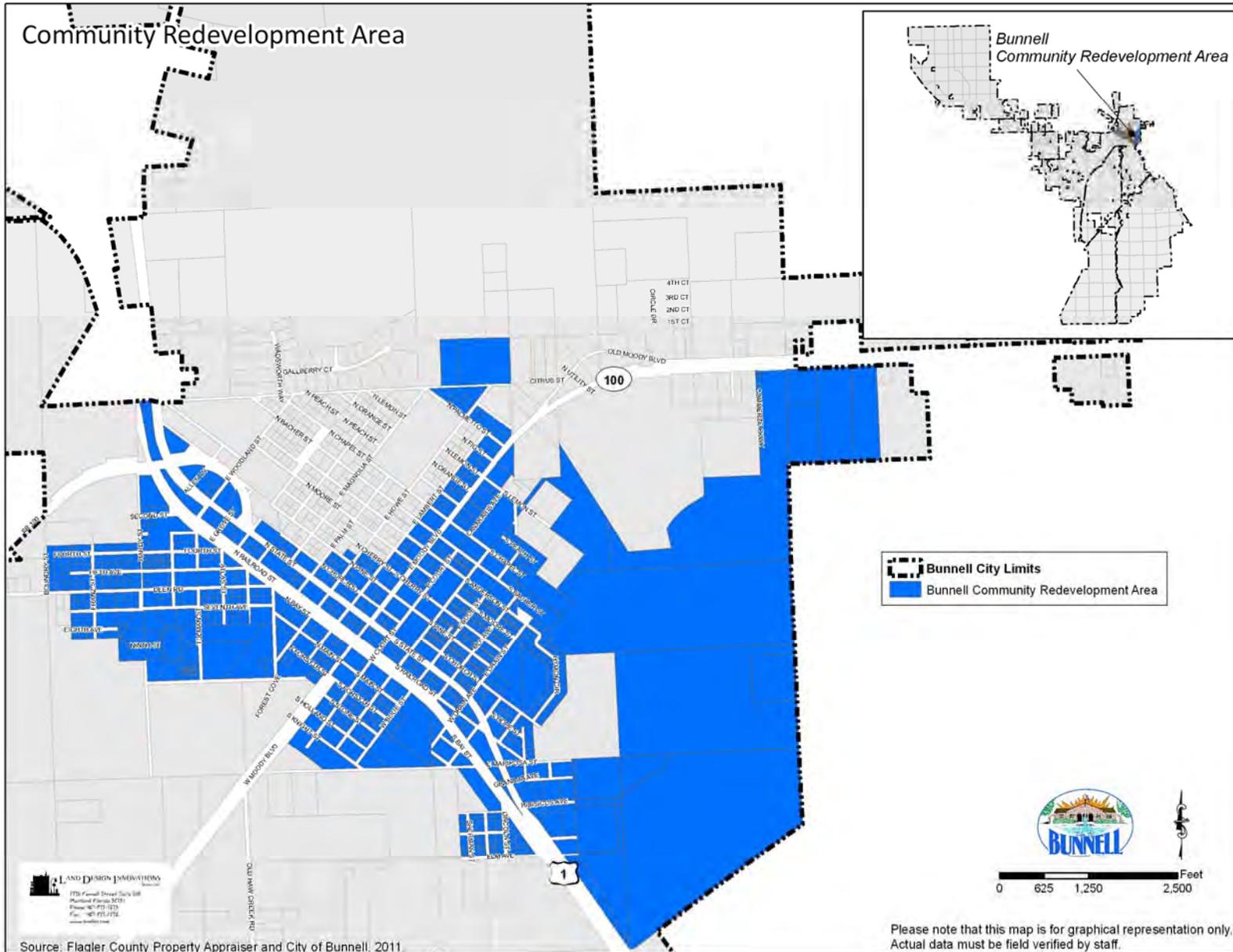
A. Finding of Necessity

The first step is to determine if a specific geographic area constitutes blight conditions. Blight conditions are defined by state Statutes as "*an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property*". The document is referred to as the Finding of Necessity and/or Blight Study. In 2007, the City of Bunnell engaged in the Finding of Necessity process and determined the area generally in and around the original core of the City, or downtown, as the area demonstrating blight conditions. The area determined by the Finding of Necessity became the CRA boundary, which is shown on **Map 1**. The approximate size of the CRA boundary is 810 acres.

During the Finding of Necessity process, the CRA Advisory Committee met regularly on a monthly basis. The committee was the guiding force for the adoption of the 2007 Bunnell CRA Redevelopment Plan. The Finding of Necessity and CRA Board Creation Resolution (Resolution No. 2007-04) was adopted in March of 2007.



Map 1: Community Redevelopment Area





B. Bunnell Community Redevelopment Plan

The CRA Plan was drafted and adopted by the City of Bunnell in June 2007 through Resolution 2007-15. The Bunnell Community Redevelopment Agency's Tax Increment Trust Fund was established in 2007 through the adoption of Ordinance 2007-28. The CRA Plan is another document required by Florida Statute chapter 163.360. A CRA Plan, according to Florida Statutes, is required to have sections addressing consistency with local comprehensive planning documents, planned land acquisition, building demolition and removal, building renovation, redevelopment, improvements, zoning and planning changes and rehabilitation that may be conducted within the CRA. The CRA Plan took a toolbox approach to projects. This approach provides a general framework for the CRA to work under rather than identifying specific projects and timeframes.

The City of Bunnell's CRA Plan provides all of the requisite detailed information as required by the state. In addition to the statutory requirements, the City conducted a visual survey (VS) during the outset of the plan creation and created a CRA advisory board to assist in the drafting of the Plan. The VS process utilizes photograph examples of development in other communities. The VS included systematic polling of participants to establish the community's preference for types of commercial and residential development, street design, parking form, and signage aesthetics. A summary of the VS is included in the workshop presentation located in **Appendix A**. The CRA Advisory Committee was created to assist the CRA Board (City Commission) by providing recommendations to the board on CRA topics including programs, management, projects and events.



C. Existing Conditions

The existing conditions for the Bunnell CRA are outlined in this section. Further detail is provided on existing land use, future land use, zoning, and environmental characteristics.

1. Existing Land Use

Existing land uses are those uses that currently exist on each parcel within the CRA. Each parcel is unique, in that a Department of Revenue (DOR) code is assigned to each parcel, which provides the present dominant use of the property, as shown on **Map 2**. Vacant property accounts for the largest use within the CRA, which is approximately 65% of the total area. The existing land use distribution for the CRA can be found in **Table 1**.

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Vacant	529.77	65%
Water	3.39	0%
Total	812.59	100%

Source: Flagler County Property Appraiser, 2011.



2. Future Land Use

Future Land Use designations are derived from the City’s adopted Future Land Use Map contained in the adopted Comprehensive Plan. The designated use for each parcel is the projected use for the next 10 to 20 years, as displayed on **Map 3**. The predominant Future Land Use (FLU) designation within the CRA is the Commercial category, which comprises approximately 144 acres. The second largest FLU designation is Industrial, which totals approximately 120 acres. The remaining FLU distribution within the CRA is contained in **Table 2**.

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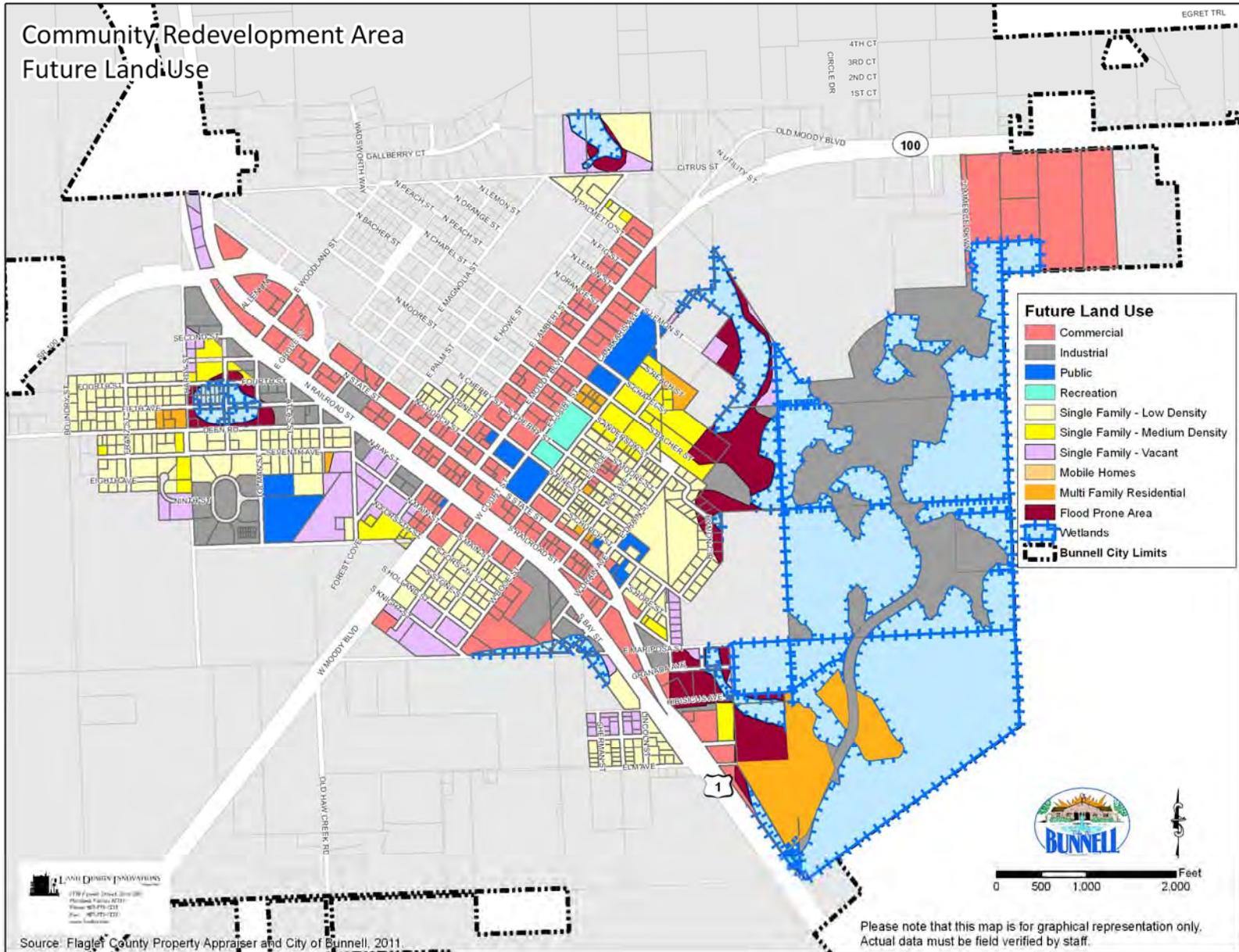
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Undefined	2.50	0%
Wetlands ¹	262.05	32%
Total	811.13	100%

Source: City of Bunnell, 2011.

¹ Includes Conservation lands.



Map 3: Future Land Use





3. Zoning

A zoning district provides the development regulations to each property, as illustrated on **Map 4**. The zoning district is typically consistent with the Future Land Use Map. The regulations are specific to each district and include setbacks, building height, permitted uses, impervious surface ratios and other requirements for development. The CRA includes 7 zoning districts and an undesignated category, which is an area that has not been given a zoning classification. As shown in **Table 3**, the Light Industrial (L-1) zoning district comprises over half of the CRA at approximately 413 acres. The next largest zoning district within the CRA is the Business category that includes the B-1 and B-2 districts, which accounts for approximately 158 acres.

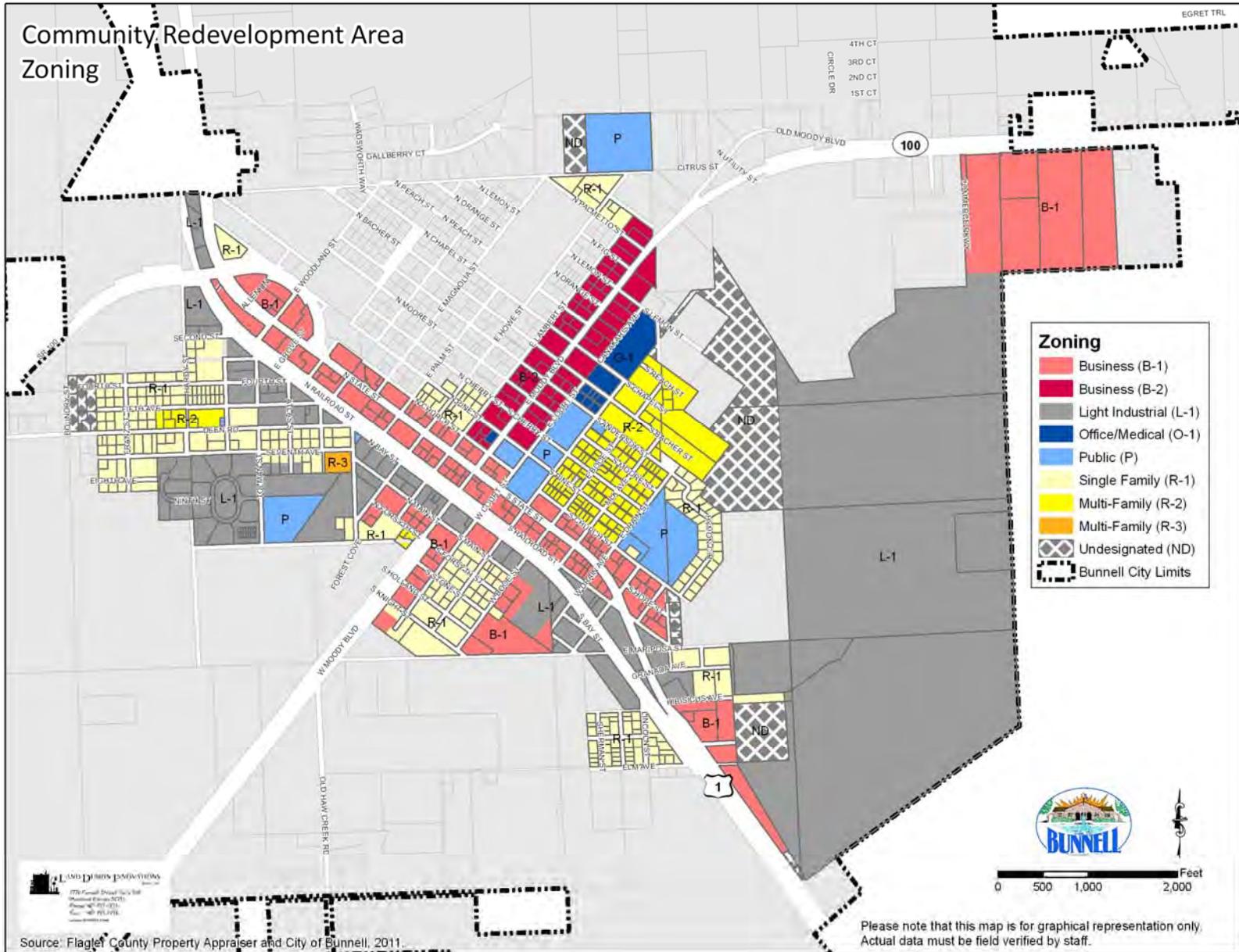
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Undesignated (ND)	56.93	7%
Total	811.57	100%

Source: City of Bunnell, 2011.



Map 4: Zoning





4. Wetlands

Wetlands are prevalent in Flagler County extending across much of the county landscape. The City of Bunnell and the CRA also contain wetlands throughout each boundary, as shown on **Map 5**. The CRA includes approximately 268 acres of wetlands, which accounts for approximately 1/3 of the CRA total area. The majority of those wetlands are present along the eastern portion of the CRA, where an extended system continues to Palm Coast, Flagler County Airport and to the Intracoastal Waterway.

Wetland mitigation may be a necessary measure to maximize the development potential some of the properties with wetlands present. There are three options for wetland mitigation banking available to the CRA as described below.

Utilization of Mitigation Banks and Programs

Although minimizing negative environmental impacts should always be the first priority, one of the tools available to mitigate the impact of potential development of wetland areas are mitigation banks. By purchasing available credits from the mitigation banks that service the CRA area, developers may mitigate the impacts associated with the development of wetlands. The CRA is located in the Crescent Lake mitigation basin. The mitigation areas that service the CRA are: the Barberville mitigation bank; the Brick Road mitigation bank and the Fish Tail Swamp mitigation bank. The following table, **Table 4**, details the mitigation banks' credits availability, uses, and current contact information.

Wetland mitigation banks allow developers to buy wetland credits for wetlands that are going to be disturbed or destroyed during the development process. They allow a developer to maximize the use of their site. Because mitigation bank credits are created prior to impacts, purchasing credits from a mitigation bank decreases permitting time. The cost is often lower than acceptable alternatives. Regulatory burden and risk is passed from the developer to the mitigation bank. Regulatory officials favor mitigation banks due to the consolidation of project parcels make monitoring easier for strained agencies.

The Department of Environmental Protection, U.S. Army Corps of Engineers and St Johns River Water Management District are the regulatory agencies regarding wetland mitigation banking for the State and region. These agencies are charged with permitting the mitigation bank through rigorous environmental engineering and coordination. Credits are purchased through the mitigation bank which closely cooperates with the three agencies that monitor the allocation of credits being distributed.



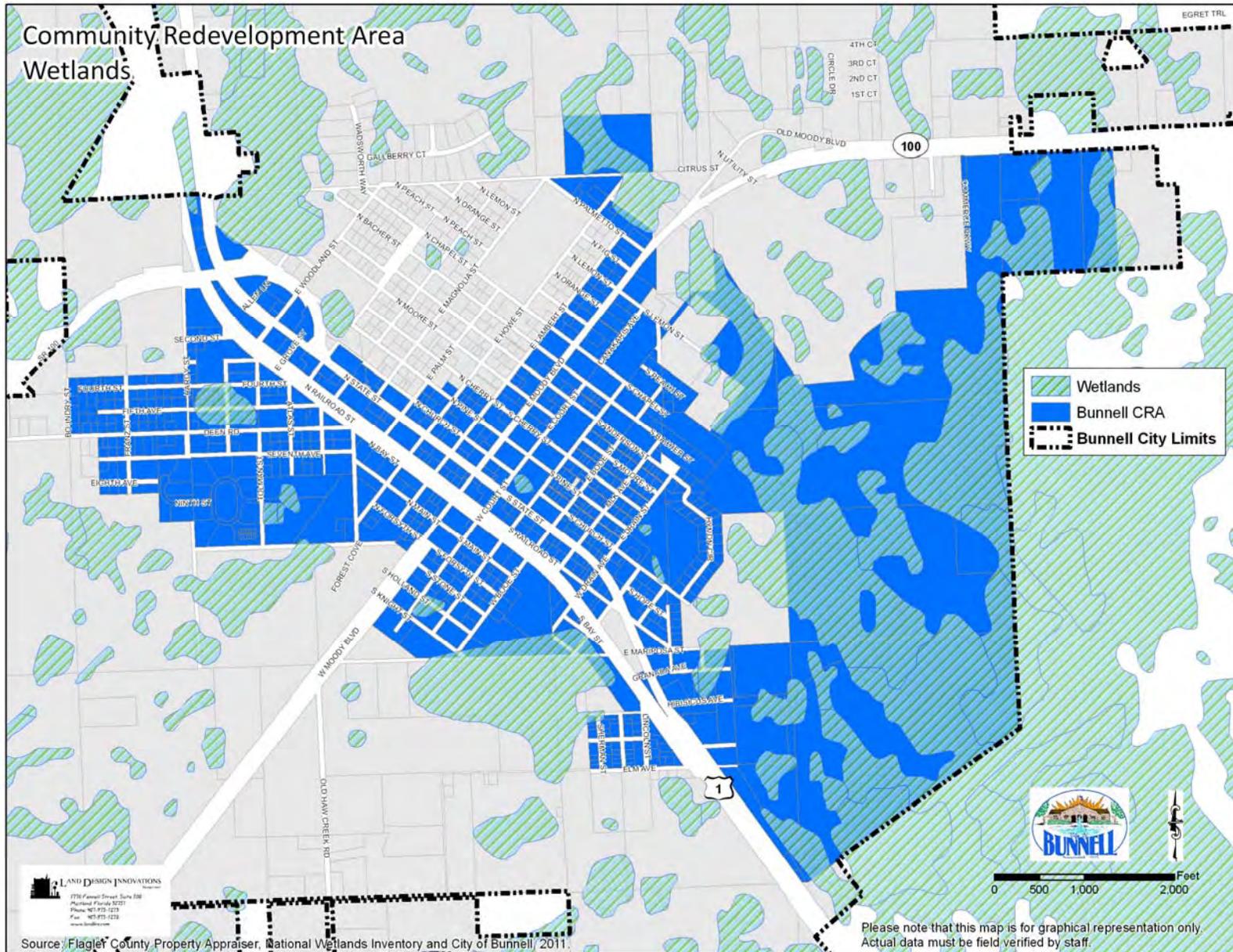
Table 4: Wetland Mitigation Bank Information

Mitigation Bank	Currently Available Credits	Uses	Contact Information
Barberville	2.84	freshwater wetlands, uplands	Cathy Smith Ph: (386) 736-3799 EPM 125 E. Indiana Avenue Suite A2 DeLand, Florida 32724 trobets@ems-sep.com
Brick Road	49.97	freshwater wetlands	Sheri F. Lewin Ph: (352) 394-1125 Environmental Resource Marketing 614 E. Highway 50, #323 Clermont, Florida 34711 sheri@erm-consultingservices.com
Fish Tail Swamp	28.52	freshwater wetlands	Bill Schroeder Mitigation Development Ph: (904) 536-3386 501 Riverside Avenue Suite 902 Jacksonville, Florida 32202 bill@mitigationdev.com

Source: Army Corps of Engineers, Regulatory In-Lieu Fee and Bank Information Tracking System, 2011.



Map 5: Wetlands





5. Flood Zones

Similar to wetlands, 100-year floodplains or food zones are prevalent in Flagler County extending across much of the county. The City of Bunnell and the CRA also exhibit 100-year floodplains throughout each boundary, as displayed on **Map 6**. The CRA contains approximately 350 acres of land within Flood zone A, which is considered the 100-year floodplain, see **Table 5**. This means just over 40% of the total CRA land area is within a 100-year floodplain. Developed properties within the 100-year floodplain are required to have flood insurance to cover property damage resulting from a storm event.

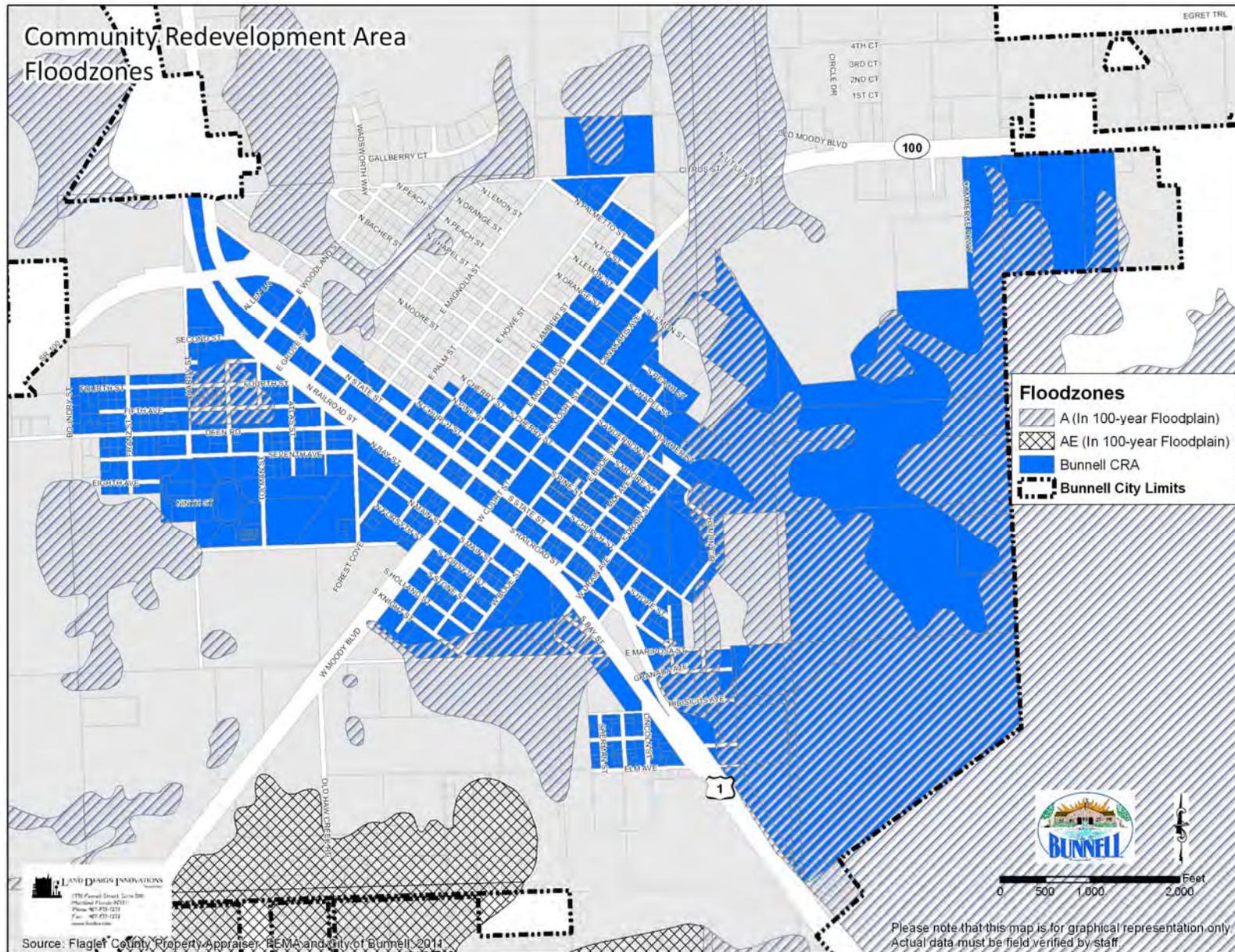
Table 5: Flood Zones

Flood zone	Acres
A (In 100-Year Floodplain)	350.05

Source: Federal Emergency Management Agency, 2011.



Map 6: Flood Zones





III. Stakeholders Meeting

On January 21, 2011, a CRA Stakeholders Meeting was conducted. This meeting focused on the current status of the CRA, planned projects, discussion of CRA priorities and review of previously identified projects.

A. Summary

The meeting included representation from the CRA Advisory Committee, Flagler Bunnell Chamber of Commerce, City of Bunnell, Developers, Local Contractors and Local Designers. A sign in roster of each participant is located in **Appendix B**. The participants were given a list of identified projects, comment forms and base map for geographical purposes.

B. Topics of Discussion

The topics discussed ranged from seeking grant funding, infrastructure improvements, rail projects around the state, beautification and building reuse.

The following items were discussed by the stakeholders group:

- How do we fund these projects?
 - Grants and Stimulus Funding
- Sheriff's Department going into the old Flagler County Courthouse
- Congressman Mica
 - Courthouse eligible for FDOT grant dollars
 - Train depot along Railroad Road
- Utilities projects should be viewed as revenue generators/catalysts and may need to be developed at a more aggressive schedule to accommodate/stimulate new development in the CRA
- CDBG projects
 - Upgrading the water plant better than upgrade lines.
 - Sewer manholes are in the swales and have excessive water intrusion during/after rain events
- Railroad Street reducing the curve on Railroad Street
- Railroad Street (\$1.98M) – submitted PD& E stage scheduled for 2013, subsequent widening, undergrounding utilities and other improvements
- Feds are not going to fund the rail – Amtrak - Jacksonville to Miami and High Speed - Orlando to Tampa.
- US 1
 - North side – Gateway northern end of US 1
 - Automotive Row
 - Automotive entities – along US 1 long term plan to remove or relocate
 - Overpass on US 1 needs to be beautified through FDOT
 - Need to bring the focus to downtown
- Pedestrian Connectivity
 - Bunnell Elementary – pedestrian amenities to residential properties



- Needed Sidewalks
 - US1 Royal Palm south to Bunnell.
- 1 – Way streets or creating pedestrian plazas
- Cohesive municipal complex
- Eminent domain – flip property
 - Get a developer to buy property
 - Public/private partnerships
- Move the SR 100 City entry sign east to the median
- Beautification
 - Adopt a road program
 - Safety vests needed
 - Looking for low cost options for beautification efforts
 - Lowe’s and Home Depot may donate materials for clean up events and allow them to adopt
- Explore opportunities to increase Code compliance (Code Enforcement)
 - Concerns that enhanced code enforcement may potentially generate ill-will towards the City Commission/CRA from the business community
 - Provide for an amnesty period or amortization period (Incremental correction or reduction in violation amount/type over period of time) then potentially levy fines. Possible use of amortization period for long-standing violations that have not been addressed (Lower fine if paid or remedied within a shorter time frame.)
- 36 churches in the city
- Get with Habitat for Humanity to get paint or get recycled paint
- Flagler’s visitors guide circulates 20,000 copies out each year – UK and US distribution – Bunnell should be part of the guide
- Grants Awarded
 - SR 100 - \$587,000.00
 - Belle Terre Parkway to US 1
 - US 1 - \$833,000.00
 - Gateway(s) 5 and Median Upgrades \$98,000 and \$735,000 respectively.
 - Commerce Parkway Roadway \$2,000,000.00
 - PD&E and Construction Start \$430,000 and \$1,570,000 respectively

IV. Visioning Workshop

The CRA Visioning Workshop was held on February 1, 2011 in the old City Hall at 200 Church Street from 1:00 pm to 8:00 pm. The workshop featured a 30 minute presentation that was presented multiple times as groups of individuals accumulated during the day. Base Maps, comment forms and the CRA newsletter were distributed to each workshop participant.



A. Summary

As the groups amassed throughout the seven hour public workshop, the presentation was given and the groups were asked to participate in an exercise to assist the CRA in determining priorities for future projects.

1. Local Advertisements

The workshop was well advertised prior to the public meeting. To stimulate as much interest as possible, the CRA decided to enhance the normal advertising philosophy. The City Hall was posted with a public notice and agenda, which is typical. Going above and beyond the regular practices, staff published 30-second public service announcements and a 30 minute radio show on local radio stations 1550 AM and 106.3 FM. CRA newsletters were circulated with the monthly utility bills on consecutive months, January and February. The CRA newsletter included articles and advertising copy for the workshop. The local newspaper, Daytona Beach News Journal, published an article prior to the workshop and also published a follow-up article detailing the workshop proceedings. In addition to the radio ads and newsletter publication, the CRA circulated flyers with eye-catching graphics and a comment form on the reverse side.

2. Participation

In recent years, the CRA and City Commission have experienced a lack of local participation for local redevelopment planning workshops and meetings. CRA staff made a concerted effort to draw as many residence and individuals with local interests to the workshop to receive true community buy-in. In order to draw more participants than in previous years, the CRA extended the typical workshop duration from 2 hours to 7 hours, provided refreshments and dinner, advertised in the local newspaper, conducted a radio advertisement and published the notice in two CRA newsletters in consecutive preceding months.

Local participation for the CRA visioning workshop far exceeded the normal attendance. Approximately 50 individuals attended the workshop to provide their comments and to weigh in on the prioritization exercise.

The extended advertising efforts and workshop enticements helped to nearly triple the typical attendance at public meetings. The goal for this workshop was to enhance public participation and to have a community driven plan that will guide the improvements in the CRA.

B. Project Prioritization Summary

Following the presentation, workshop participants were asked to prioritize which projects they felt were most important and should be accomplished first. A list of previously identified projects from the CRA Plan and Economic Development Plan was provided. Each participant was asked to rank project priorities by selecting a



first, second and third choice. The top 20 ranked projects based on the participants' rankings are listed and detailed in the following section of this report. The full list of project ranking is contained in **Appendix B**.



V. Prioritized Project Descriptions

This section includes the detailed list of the top 20 projects that were prioritized by the workshop participants in the ranked order. Seeking outside funding sources was the overwhelming choice receiving the most first choice votes and total votes. A total of 62 projects were presented in the list of projects. Of the 62 projects, 26 projects were not identified as priorities. For the complete list of prioritized projects see **Appendix B**. For additional information regarding the conceptual timeframe for each project and potential grant funding sources for each project see **Section VI**.

1. Seek Outside Funding Source

This project was selected as the number one priority for the CRA. Due to the property value decline, the CRA's traditional funding mechanism, Tax Increment Financing (TIF) funds, has not accrued significantly. Seeking alternative funding sources is a necessity to continue the improvements and enhancement of downtown Bunnell. Outside funding sources are sources of funding that do not come directly from the City's general fund or any locally paid taxes (property taxes, sales taxes, fee, etc.). Outside funding sources may include public funding sources (State, County or Federal governments) and private funding sources (Philanthropic groups, foundations, corporate donations, etc.) Grants and donations are the most enticing of the alternative funding sources. The City has and will continue to aggressively pursue grant funding opportunities into the future. Federal earmarks and stimulus money are options that take time and significant coordination with state and federal representatives. Loans or bonds are another source of funding that may be available to the CRA. For more detail regarding potential funding sources see **Section VI**.

2. Commercial Incentives

Commercial incentives are cash or regulatory allowances that are provided to local businesses within the CRA to help fund on-site improvements and improve the economic viability of the project. These incentives can be utilized to expand the existing structure, improve the aesthetics of a structure or site, enhance signage, and other CRA approved improvements that will enhance the CRA and its businesses.

3. Attract People to Downtown

In order to attract people to downtown there has to be a draw to the area that is unique and locally significant. Attracting people to downtown could include a weekly farmer's market, monthly events occurring after hours, marketing campaign, holiday events, and promotional events. As redevelopment and beautification occurs, more services and local businesses will be available to attract people to the area.

4. Reuse of Old Flagler County Courthouse

The old Flagler County Courthouse has been vacant since the new Courthouse and Government Services Buildings were erected in 2008. There



are structural problems due to the considerable age of the building, which is approximately 87 years old and is registered as a state historic property. Reusing this structure will assure that this building continues to be part of the character of downtown Bunnell into the foreseeable future.

5. Sanitary Sewer Retrofits

The City has recently completed the installation and upgrade of the Anderson Street lift-station. Additional sanitary sewer system improvements are needed to fully realize the additional capacity provide by this new lift station and catalyze additional development within the CRA. These system improvements include improvements to the collection system and the relocation of manhole features. Improvements to the collection system are needed to address inflow and infiltration caused by excessive rainfall or groundwater penetration. Inflow and infiltration can consume sewer capacity and may result in overflows, risks to health, damage to the environment and increased conveyance costs. Manhole feature relocations are needed to place the manholes in more accessible locations to make it easier to maintain the system.

6. Historic Preservation Grants/Loans/Other Programs

The City of Bunnell has a well documented history and has completed a historic structure survey that included a survey of 284 historic resources. The City and the CRA share the same devotion to maintaining the historic character the City of Bunnell exhibits. In order to maintain this character, all of the historic properties must be maintained to a level that will ensure their survivability. The CRA can assist property owners with seeking potential funding through the state historic preservation board grant funding programs. There was discussion at the workshop, and at previous CRA meetings regarding the benefits and potential development of a historic district zoning overlay through modifications of the City's land development regulations. Though not identified as a priority at this workshop it is an item that may be revisited for action by the CRA in the future.

7. CRA Director

Having a CRA Director committed to achieving the goals of the CRA is vital to enhancing the conditions within downtown. The director provides guidance to the CRA boards and allocates the appropriate staff resources to accomplishing the goals of the CRA plan. Most, if not all CRAs within the state, operate with a CRA Director. The City of Bunnell currently utilizes a part time CRA Director and Assistant who are also responsible for the administration of the City's Grants programs and Special Projects programs in addition to the administration and operation of the CRA program.

8. Enhance Voluntary Code Enforcement Programs

Enhancing code enforcement vigilance will help in creating a more attractive downtown. This effort works in concert with the beautification efforts that the CRA has already undertaken. Increasing the amount of code



enforcement activity within the downtown is a policy decision that must be determined by the CRA Board and or the CRA Commission.

9. Underground Overhead and Above Ground Utilities throughout Downtown

Undergrounding overhead electric utilities and other above ground utilities (Potable Water and Sanitary Sewer) is another effort that will enhance the beauty of the CRA and free up additional right of way space along pedestrian corridors. This project is also expensive and must be coordinated closely with the utility providers. Strategic planning should be considered when roadway improvements are scheduled to align the undergrounding of utilities as pavement is being removed, augmented or otherwise disturbed.

10. Residential Rehabilitation Program

Many of the homes within the CRA are in disrepair due to age of the structures and lack of capital to keep the properties maintained. The CRA is committed to assisting property owners in accessing local, state and federal programs to assist the owners with rehabilitating the structure.

11. Create Zoning Overlay-Infill/Redevelopment District

An Infill and Redevelopment Zoning Overlay District is a tool that supplements the existing land development regulations by encouraging investment and redevelopment activity within the CRA. Creating a zoning overlay that encompasses the CRA would require drafting the overly, significant City staff coordination, public workshops, and public hearings with the Planning Commission, CRA Board and City Commission.

12. Regional Stormwater Pond

The amount of land available for development within the CRA is limited. Requiring on-site storage of stormwater reduces the economic potential and viability of individual parcels within the CRA and significantly discourages redevelopment of smaller parcels. The use of regional master stormwater ponds are the most efficient use of land within a constricted area. Establishing a regional pond system allows developments to have their required stormwater management and treatment handled off-site. Off-site stormwater allows more use of the land for additional building space and public amenities. A master stormwater system would be an incentive for businesses to develop smaller individual sites.

Additional funds are recommended to retrofit existing pond with water features or fountains. It is also recommended that the CRA set aside funds to be used to upgrade and improve stormwater facilities on a location-by-location basis.

13. Amend Zoning Map - Rezone to Accommodate CRA Development Vision

A zoning district provides the development regulations and permitted uses for a parcel of land. In order to effectively plan for the desired uses within



the CRA, the official zoning map should be amended to accommodate the uses that will enhance the desired atmosphere of downtown. Amending the official zoning map must be coordinated with the affected property owners and the Community Development Department. This may be accomplished quickly with current staff resources and limited expenditures.

14. Automotive Row Façade Improvements

Automotive Row is the section of US 1 that includes car dealerships, automotive repair shops, and outdoor storage of junk vehicles. Many of the structures are in need of general maintenance and repairs. The appearance of properties is also in need of enhancements. This program would focus on property improvements and enhancements that would make the corridor more attractive to motorists traveling to the City. The CRA may assist property owners in pursuing potential funding sources to improve the appearance of their properties.

15. General Streetscaping in Downtown

The City will continue to improve the overall aesthetics and landscaping within the redevelopment area and ensure alternative modes of transportation other than the automobile. The City and CRA are actively pursuing and have been awarded funding for SR 100 and US 1 streetscape projects. These projects are examples of the type of project that can make a strong physical impact and improve pedestrian safety throughout the CRA. Streetscape projects also provide a visual demonstration and example of the desired high level of finish and quality expected from subsequent corridor development within the redevelopment area.

16. Flagler Central Commerce Park

Situated at SR 100 and Commerce Parkway and located within the Bunnell CRA boundaries, the Flagler Central Commerce Park is planned for 1 million square feet of non-residential (commercial and industrial) development and assorted residential units. The development has already secured Wendy's restaurant as the first tenant. Wendy's is planned to open in Mid-April 2011. Build out of the park will largely depend on additional future infrastructure improvements. The City and CRA have been, and will continue to be, active supporters and development partners for this project. The continued development of the Flagler Central Commerce Park will significantly impact the Bunnell Community Redevelopment Agency's operations and the development of the City. These impacts will include the creation of job opportunities for residents, an increased demand for goods and services from companies that are located within the Bunnell CRA and the generation of Tax Increment Fund revenues that may be used for CRA related projects and programs. This project has a prominent location on SR 100 westbound, a primary gateway to downtown Bunnell.



17. Monthly Farmer's Market

As previously mentioned, monthly or weekly farmers markets are great events to attract people to downtown. Farmers markets provide opportunities to local growers to sell their produce locally. Local produce markets have been a recent national trend where people look to purchase locally grown produce, which puts less strain on infrastructure and encourages growers and consumers to think locally.

18. Complete CRA Visioning Plan

The purpose of the CRA visioning and action plan is to assist the CRA Board in determining prioritized projects and programs to help catalyze redevelopment activities within the CRA. This process was designed to be community driven, and built on previous planning efforts and initiatives. This CRA Action Plan is intended to supplement and be a component of the 2007 Redevelopment Plan and function as an update of the 2007 CRA Plan.

19. Recruit Businesses and Developers to CRA

Recruiting businesses and developers to the CRA is an important task that will become much easier when infrastructure, incentive programs, and a marketing campaign are established. Developing a marketing package with a listing of available development sites and incentives will help in attracting businesses and developers to downtown Bunnell.

20. Bunnell Branch Library Demolition, Renovation or Relocation

The Bunnell library has been identified as needing improvements. Three options were provided in the original CRA Plan, which included demolition, renovation or relocation. At this time all three options are available, but no specific actions have been taken. Libraries also provide great opportunities to attract people downtown. Renovating the structure may be the best way to secure a grant through the Department of State.



VI. Potential Funding Sources

As previously mentioned alternate funding sources will be essential to continue achieving the goals that are laid out by CRA Plan. This section provides a description of specific local, state and federal funding opportunities.

A. Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities. The Florida Department of Environmental Protection (FDEP) accepts grant applications for the FRDAP annually.

<http://www.dep.state.fl.us/parks/oirs/default.htm>

B. Florida Communities Trust (FCT)

FCT is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

The FCT appropriates two grant programs, although only one grant is applicable to the Bunnell CRA: the Parks and Open Space Florida Forever Grant Program. The other grant funding opportunity is for waterfront communities.

<http://www.floridacommunitiestrust.org/>

C. Community Reinvestment Act

The Community Reinvestment Act is a federal law created to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. The Act was passed by Congress in 1977 to reduce discriminatory credit practices against low-income neighborhoods, a practice known as redlining. The Act requires the appropriate federal financial supervisory agencies to encourage regulated financial institutions to meet the credit needs of the local communities in which they are chartered, consistent with safe and sound operation. In order to enforce the statute, federal regulatory agencies examine banking institutions for Community Reinvestment Act compliance, and take this information into consideration when approving applications for new bank branches or for mergers or acquisitions.

Participating Financial Institution in Bunnell include:

Intracoastal Bank

1290 Palm Coast Parkway NW

Palm Coast, Florida 32137



Phone: (386) 447-1662

D. Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund, commonly referred to as the “Road Fund,” is an incentive tool designed to alleviate transportation problems that adversely impact a specific company’s location or expansion decision. The elimination of the problem must serve as an inducement for a specific company’s location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by the eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters, or recycling facility). Up to \$2,000,000 may be provided to a local government to implement the improvements. The actual amount funded is based on specific job creation and/or retention criteria.

<http://www.eflorida.com/ContentSubpage.aspx?id=472>

E. Rural Economic Development Initiative (REDI)

The Rural Economic Development Initiative (REDI) is a program that is administered by the Office of Tourism, Trade and Economic Development (OTTED). REDI recognizes those rural or economically distressed counties or communities designated as REDI qualified pursuant to sections 288.0656 and 288.06561, Florida Statutes. Flagler County is a designated REDI county. The following programs are included under the REDI initiatives.

- Enterprise Zones
The Florida Enterprise Zone Program encourages revitalization of specific geographic areas by offering tax advantages and incentives to businesses locating and hiring residents within the zone boundaries.
- Florida Opportunity Fund
Initially the "Fund" was setup as a program that invests in venture capital funds. In 2009, the Fund was expanded to create direct investment programs that invest in businesses and infrastructure projects. In 2010, The Florida Opportunity Fund launched a direct investment program with the Florida Energy and Climate Commission.
- Regional Rural Development Grants
The Governor's Office of Tourism, Trade, and Economic Development (OTTED) Regional Rural Development Grant program was established to encourage rural counties and rural communities to leverage limited resources by utilizing regional economic development organizations. Eligible applicants include private organizations made up of two or more rural counties, including municipalities or communities, which agree to cooperatively establish an economic development office.



An organization may receive up to \$35,000 a year, or \$100,000 in a Rural Area of Critical Economic Concern (RACEC). Grants must be matched by an equivalent amount of non-state resources. Applicants must provide letters of support and documentation of financial or in-kind support from each partner listed on the application.

- Rural Infrastructure Fund

The purpose of the Rural Infrastructure Fund Grant is to facilitate the planning, preparing, and financing of traditional economic development or nature-based tourism infrastructure projects that encourage job creation and capital investment in rural communities. The Governor's Office of Tourism, Trade, and Economic Development (OTTED) may award up to 40 percent of total costs for catalyst site projects, and no more than 30 percent of total costs for projects in rural counties that are not located on designated catalyst sites.

- Rural Job Tax Credit Program

A rural job tax credit is an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000 to \$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. The credit can only be taken against one of these two taxes.

- Local Government Distressed Matching Grant

The purpose of s. 288.0659 F.S., Local Government Distressed Area Matching Grant Program (LDMG) is to stimulate investment in Florida's economy by assisting Local Governments in attracting and retaining targeted businesses.

Qualified applicants are Local Governments (county or municipality) who plan on offering financial assistance to a targeted business in their area. Targeted businesses must create at least 15 full-time jobs and must be new to the state, expanding its operations, or one that could leave the State without the assistance of the local and state governments.

Applications will be reviewed on the first business day of each odd month (example: January, March, May, July, etc.), until the funds allocated for the program have been exhausted. Ex: applications received on or after the first business day of January will be reviewed on the first business day of March; applications received on or after the first business day of March will be reviewed the first business day of May, etc.

The grant award will equal \$50,000 or 50% (whichever is less) of the amount of assistance provided to a business by the local government following the commitment and payment of that assistance.

Each Division within the Department of State has its own policies for REDI grant applicants. The Divisions of Cultural Affairs, Historic Resources, and Library and Information Services provide additional incentive to REDI designated counties.



Division of Cultural Affairs

- Specific Cultural Project
REDI counties or communities are not required to show cash match. However, REDI applicants are still required to show a 1:1 match of in-kind (donated services or materials, etc.).
- Cultural Facilities
REDI counties or communities may request a 1:1 match instead of the normal 2:1 match.

To request a match reduction or waiver through the Division of Cultural Affairs, applicants must submit a letter from their county government that acknowledges the grant application and requests a waiver on behalf of the applicant organization. This letter must be submitted with the application.

Laura Blischke

lblischke@dos.state.fl.us

(850) 245-6475

<http://www.florida-arts.org/grants/>

Division of Historic Resources

- Historic Preservation Special Category Grants
Requirements for this Special Category grant program are currently under review. REDI waiver or reduction of match does not currently apply to this type of grant, but is under review. This program is in the process of a rule change of Chapter 1A-35, Florida Administrative Code. Upon acceptance of this Rule change, REDI counties and communities, the required match will be reduced from a \$50,000 minimum match to a match equaling 10% of the requested grant amount. Grant requests may range from \$50,000 to \$350,000. (Example: If the grant request is \$50,000 the 10% match would be \$5,000; if the grant request is \$350,000 the 10% match would be \$35,000).
Under the proposed changes, match for this program may be cash or documented in-kind services that will occur during the grant period. Department websites will be updated as changes are approved.
- Historic Preservation Small-Matching Grants
REDI counties or communities may request a complete waiver of grant match requirements.

In order to receive a waiver of match requirements, each application submitted to the Division of Historic Preservation must include a letter from the designated



county or community requesting such a waiver pursuant to Section 288.0651, Florida Statutes

Alissa Slade

amslade@dos.state.fl.us

(850) 245-6357

<http://www.flheritage.com/grants/>

Division of Library

- Community Libraries in Caring

Libraries must be in counties or communities that have REDI designation in order to apply for this program.

- Library Services and Technology Act (LSTA) and Public Library Construction Grants

Libraries in REDI counties or communities may have their match requirements completely waived.

The State Library and Archives of Florida does not automatically grant a waiver of grant match; libraries must request waiver of the match requirements. In order to receive a waiver of match requirements, each application submitted must include a letter requesting such a waiver with their application pursuant to Section 288.0651, F.S.

Waiver of match does not apply to State Aid to Libraries Grants or the Library Cooperative Grants for Multitype Library Cooperatives.

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<http://dlis.dos.state.fl.us/bld/grants/>

For more information regarding Rural Economic Development Initiatives visit:

www.florida-redi.com

F. Rural Transit Assistance Program

Created in 1986 by the Federal Transit Administration, the Rural Transit Assistance Program (RTAP) is designed to provide technical assistance, training and technology exchange to rural and small urban areas. In Florida, the Public Transit Office of the Florida Department of Transportation (FDOT) administers the RTAP program. FDOT has retained the Center for Urban Transportation Research to manage the Florida RTAP Center and help address the training and technical assistance needs to Florida's small urban and rural transit systems.

www.floridartap.org



G. Community Development Block Grants (CDBG)-Small Cities Program

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

The program, administered and funded by the United States Department of Housing and Urban Development, consists of two components: Entitlement - provides funds directly to urban areas and Small Cities (or State CDBG) - provides funds to the states for distribution to rural areas.

The Department of Community Affairs administers Florida's Small Cities Community Development Block Grant Program. This is a competitive grant program that awards funds to rural areas. Each year since 1983, Florida has received between 18 and 35 million dollars. One of the factors in the competitive process is the Community Wide Needs Score. This is a numerical representation of the needs of a community based on the following census data:

- Low and Moderate Income Population
- Number of Persons Below the Poverty Level
- Number of Housing Units with More than One Person Per Room

The program is an excellent opportunity for communities to obtain funds for projects that the community cannot otherwise afford. Further, it provides a means to implement projects that local governments may not have staff to complete. Popular examples of community projects include:

- Downtown Revitalization
- Water and Sewer Improvements
- Drainage Improvements
- Economic Development Activities
- Creating Jobs for Low and Moderate Income People
- Rehabilitation and Preservation of Housing
- Parks and Recreation Projects
- Street Improvements
- Project Requirements



To be eligible for funding, an activity must meet at least of the following national objectives:

Low-Moderate National Objective - at least 51 percent of the beneficiaries must be low and moderate income persons (total family income is at or below 80 percent of the area's median income)

Slum and Blight National Objective - the area must be a slum or blighted area as defined by state or local law

Urgent Needs National Objective - the activity must alleviate existing conditions which pose a serious and immediate threat to those living in the area and are 18 months or less in origin. The local government must demonstrate that it is unable to finance the activity on its own and that other funding is not available.

Funding Categories

The program gives the community the ability to determine which projects - with a focus on the following five categories - are most needed within the overall eligibility and scoring priorities. The Florida Legislature requires that each of the first four categories be allocated funding based on a percentage of the total amount received from the United States Department of Housing and Urban Development (subject to change):

- Housing (receives 20 percent)
- Neighborhood Revitalization (receives 40 percent)
- Commercial Revitalization (receives 10 percent)
- Economic Development (receives 30 percent)
- Section 108 Loan Guarantee Program (approximately \$160,000,000 in loan guarantees can be issued)

Eligible Applicants

The following communities are eligible to apply for funds:

- Non-entitlement cities with fewer than 50,000 residents
- Counties with fewer than 200,000 residents
- Cities that opt out of the urban entitlement program

Funding Requirements

Upon receipt of the award, communities must comply with specific recording obligations. Examples include:

- Procurement
- Record Keeping
- Wages
- Public Participation
- Acquisition and Relocation



- Protection of the Environment
- Civil Rights and Non-Discrimination
- Construction Standards
- Minority Business Participation
- Additional Information

Debbie Boyette

Program Specialist,

debbie.boyette@dca.state.fl.us

(850) 922-1883

<http://www.floridacommunitydevelopment.org/cdbg/>

H. Edward Byrne Memorial Justice Assistance Grant Program

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) is administered at the federal level by the U. S. Department of Justice. The JAG Program is a blend of the previous Byrne Formula and Local Law Enforcement Block Grant (LLEBG) Programs which allows states, tribes, and local governments to support a broad range of activities to prevent and control crime based on their own local needs and conditions.

Justice Assistance Grant (JAG) funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, public information, and information systems for criminal justice for any one or more of the following purpose areas:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs
- Corrections and community corrections programs
- Drug treatment programs
- Planning, evaluation, and technology improvement programs.
- Crime victim and witness programs

The JAG formula includes a state allocation consisting of a minimum base allocation with the remaining amount determined on population and Part 1 violent crime statistics and a direct allocation to units of local government. Once the state allocation is calculated, 60% of the funding is awarded to the state and 40% to eligible units of local government. Units of local government receiving awards more than \$10,000 will receive the funds directly from U. S. Department of Justice (USDJOJ). Awards to units of local government of \$10,000 or less will be passed through the state. State allocations also have a variable pass through requirement to locals, calculated by the Bureau of Justice Statistics from each state's crime expenditures.



FDLE has designated the 60% funding awarded to the State of Florida as JAG Countywide. The portion of the 40% funding, designated for units of local government receiving awards of \$10,000 or less, passed through the State of Florida will be referred to as the Florida JAG Direct. It is possible for a unit of government to receive funding under both JAG Countywide and JAG Direct.

Eligible applicants to receive sub grants from FDLE are considered as units of local government. "Units of local government" means any city, county, town, township, borough, parish, village, or other general-purpose political subdivision of a State and includes Native American Tribes that perform law enforcement functions as determined by the Secretary of the Interior.

Ph: (850) 617-1250

www.fdle.state.fl.us/Content/Grants/

I. State Housing Initiatives Partnership Program

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. Depending on your income, you could be eligible for home repair or replacement, down payment assistance, rental housing assistance and other affordable housing assistance.

Valerie Bradley, SHIP Administrator

Financial Services

1769 East Moody Boulevard, Suite 307

Bunnell, FL 32110

(386) 313-4037

vbradley@flaglercounty.org

J. HOME Investment Partnerships Program

Administered by Florida Housing Finance Corporation, the HOME program encourages public, private and non-profit partnerships, and strengthens the abilities of the state as well as municipalities and community housing development organizations to design and implement innovative strategies for achieving adequate supplies of affordable housing throughout the state.

www.floridahousing.org

K. American Recovery and Reinvestment Act (ARRA) of 2009

The 2009 American Recovery and Reinvestment Act (also known as the Stimulus Package) is a Federal program administered by the Economic Development Administration (EDA) of the Department of Commerce, and other agencies such as the US Department of Agriculture (USDA), to provide grant funds to stimulate economic development and public infrastructure investment.



EDA Grants

Under this federal funding opportunity (FFO) announcement, EDA is soliciting applications for the EDA American Recovery Program under the auspices of the Public Works and Economic Development Act (PWEDA). Specifically, the FFO pertains to applications for funding under EDA's Public Works and Economic Adjustment Assistance programs only. Under this FFO, EDA will give priority consideration to those applications that will significantly benefit regions "that have experienced sudden and severe economic dislocation and job loss due to corporate restructuring," as stipulated under the Recovery Act.

The EDA provides financial assistance to distressed communities in both urban and rural regions. Such distress may exist in a variety of forms, including high levels of unemployment, low income levels, large concentrations of low-income families, significant declines in per capita income, large numbers (or high rates) of business failures, sudden major layoffs or plant closures, trade impacts, military base closures, natural or other major disasters, depletion of natural resources, reduced tax bases, or substantial loss of population because of the lack of employment opportunities.

Under the EDA American Recovery Program, EDA will help restore, replace and expand economic activity in regions that have experienced job loss due to corporate restructuring, and prioritize projects that will diversify the economic base and lead to a stronger, more globally competitive and resilient regional economy. EDA's economic development activities help create jobs by encouraging business inception and growth.

The application time is limited with final application deadlines expiring in 2011.

Additional Information:

Phillip Trader, Regional Coordinator

ptrader@eda.doc.gov

(404) 730-3017

Additional Programs Administered by the EDA:

- Global Climate Change Mitigation Incentive Fund
- Economic Adjustment Assistance Program
- Research and National Technical Assistance
- Local Technical Assistance
- Planning Program
- University Center Economic Development Program
- Trade Adjustment Assistance for Firms Program

<http://www.eda.gov/AboutEDA/Programs.xml>



L. USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. “Rural area” for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

In addition to meeting the requirements of the RBEG program, applicants must also comply with applicable provisions of the ARRA and any related regulations and guidance. For non-construction projects, this will include ARRA reporting requirements. For construction projects, this will include the ARRA reporting requirements as well as the Davis-Bacon and Buy America requirements. Type of Award: Grant. Grant Matching Funds: Not required. Fiscal Year Funds: FY 2009 and 2010 Total Funding: \$38.7 million. Number of Awards: Estimate 200. Average Award: \$99,000. Anticipated Award Date: Ongoing as projects are funded.

Additional Information:

USDA State Office:

(800) 670-6553

http://www.rurdev.usda.gov/recd_map.html

Ocala Area Office (Serves Flagler County)

2441 NE 3rd Street, Suite 204 – 1

Ocala, Florida 34470

(352) 732-7534

Fax: (352) 732-9728

E-Mail: roderick.quainton@fl.usda.gov

Additional Programs Administered by the USDA:

- Rural Business and Cooperatives
- Community Programs - Rural Utilities
- Community Programs - Rural Facilities
- Rural Housing - Single Family Programs
- Rural Housing - Multi-Family Programs
- Special Rural Development Initiatives

<http://www.rurdev.usda.gov/fl/Matrix.pdf>



M. Historic Preservation Grants (Small Matching Preservation Grants)

Grants are awarded annually for the restoration of historic structures, archaeological excavations, recording of the historic and archaeological sites, state historical markers and historic preservation education projects.

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street Program.

Types of historic preservation projects that can be funded include Acquisition and Development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); Survey and Planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans); and Community Education projects (such as walking tour brochures, educational programs for school children, videos and illustrating historic preservation principles, and Florida Historical Markers).

<http://www.flheritage.com/grants/categories/smallmatching.cfm>

N. Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping/hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The grants are administered by the local FDOT Regional office in DeLand, Florida.

Additional Information:

Enhancement Funds (Hardscape)

Contact: Vince Vacchiano, Special projects Coordinator

FDOT District 5

(386) 943-5466

Enhancement Funds Application may be found online at

<http://www.dot.state.fl.us/emo/enhance/how.shtm>

Beautification Grants

Contact: Taleb Shams, Grant Coordinator

FDOT District 5

(386) 943-5377



Federal Discretionary Fund Grants

Contact: Greg Patterson, Federal Aid Coordinator

FDOT District 5

(386) 943-5441

O. Private Funding Sources

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Bunnell Community Redevelopment Agency.

Bank of America

The Bank of America (BOA) provides three philanthropic programs for the 45 markets in which they serve. The three programs include Neighborhood Builders, Local Heroes and Student Leadership.

Neighborhood Builders offers a \$200,000 grant for operating support for local non-profit organizations. The Local Heroes program is a \$5,000 grant for a heroes' choice charitable organization. Student Leadership is a program given to 5 qualified students to join in a week-long summit in Washington DC and an eight-week paid internship.

http://www.bankofamerica.com/foundation/index.cfm?template=fd_grantprograms

Florida Power and Light Community Investment Programs

Community Investments

Florida Power & Light Company is a responsible corporate citizen and good neighbor. FPL's company investments, community partnerships and employee giving help to improve the quality of life in the communities within its service area.

Core Giving Areas

FPL sponsors and donates to programs directly related to the company's four (4) business objectives (Listed below).

Education

Support energy-related projects or curriculum.

Environment

Preserve wildlife and natural resources and provide environmental education



Health and Human Services

Support the needs of our diverse customer base with a focus on seniors and low-income groups.

Community Development

Improve the quality of life and aesthetics in the communities throughout our service area and support affordable housing, arts and culture, economic development and government initiatives

Eligibility

Florida Power & Light Company provides charitable contributions for eligible requests from community organizations, local chambers of commerce, schools, universities and colleges.

Ineligible Requests

- Telephone solicitations and verbal requests
- Organizations outside of the FPL service area
- Individuals (school events, travel, conferences)
- Organizations that receive United Way funding
- Religious organizations
- Political and lobbying groups or candidates
- Endowment programs
- Discount or waiver the cost for the organization's electric service

Contact FPL at 1-800-226-3545 or e-mail via the below link.

<http://www.fpl.com/contact/index.shtml>



VII. CRA Action Plan

This Section includes the CRA Action Plan, which displays each project, the conceptual timeframe for the project, potential funding sources and relative cost. The CRA Action Plan includes all 62 projects distributed in an easy to follow format by the category of improvement type. The projects are prioritized within each improvement type grouping according to the vision workshop rankings.

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
Administrative														
CRA Director	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
CRA Director's Assistant	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
Consultants	CRA Plan	\$	As needed											Grants/Partnerships/City General Fund
Land Use and Urban Form														
Create Zoning Overlay-Infill/Redevelopment District	CRA Plan and ED Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Create Design Guidelines for CRA	Vision Workshop	\$\$	Short Term		X									DOS Historical Resource Grant
Amend Zoning Map - To Accommodate CRA Development Vision	CRA Plan and ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Amend FLUM	ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Business Development and Grant Programs														
Seek Potential Outside Funding Sources	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Commercial Incentives (Loans, Grants & Cash Incentives)	CRA Plan	\$\$\$	Mid Term			X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program
Automotive Row Façade Improvements	CRA Plan	\$\$\$	Long Term		X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Complete CRA Visioning Plan	ED Plan	\$	Short Term	X										COB-CRA/REDI-Regional Rural Development Grants
Flagler Central Commerce Park	Vision Workshop	\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Monthly Farmer's Market	ED Plan	\$\$	Short Term	X	X	X	X	X	X	X	X	X	X	USDA Farmer's Market Promotion Program
Recruit Businesses and Developers to CRA	CRA Plan	\$\$	Short Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Commercial Façade Program	CRA Plan	\$\$\$	Mid Term			X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Previously Identified Projects That Were Not Identified as Priorities														
Seek Public/Private Partnerships	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Financial Incentives Program	CRA Plan	\$\$\$	Mid Term							X	X	X	X	CRA-COB/EDA/OTTED/REDI Florida Oppty Fund/REDI Rural Infrastructure Fund/REDI Local Government Distressed Matching Grant
Transfer of Development Rights	CRA Plan	\$	Mid Term									X	X	Existing City Staff/COB-CRA
Interest Subsidies on Loans for Property Improvements	CRA Plan	\$\$\$	Mid Term									X	X	TIF/EDA/REDI Revolving Loan/City
Develop Marketing Plan	CRA Plan	\$\$	Short Term			X								COB-CRA/DCA HOME Program or CDBG Neighborhood Improvement program
Utilize CRA Bonding Capacity	CRA Plan	\$	Long Term						X	X	X	X	X	TIF/EDA/REDI Revolving Loan/City
Develop a Coalition of Financial Institutions	CRA Plan	\$	Short Term		X									TIF/EDA/REDI Revolving Loan/City
Downtown Beautification														
Attract People to Downtown	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Voluntary Code Enforcement Programs	CRA Plan	\$\$	Short Term	X	X	X	X							Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Community Policing Efforts	CRA Plan	\$\$	Short Term	X	X	X	X	X						FDLE Grant programs Edward Byrne Memorial Justice Assistance Grant Program (JAG) / U. S. Department of Justice.
Previously Identified Projects That Were Not Identified as Priorities														
Signage Improvements - Business Signs	CRA Plan	\$\$\$	Short Term				X	X	X	X				CDBG
Wayfinding and Directional Signage Program	CRA Plan	\$\$\$\$	Short Term				X							FDOT Gateway Enhancement Grant
Public Art Display Program	CRA Plan	\$\$\$\$	Short Term						X	X	X	X	X	DOS Cultural Affairs General Support Grant
Affordable Housing and Housing Programs														
Residential Rehabilitation Program	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	SHIP, HOME programs
Assist the Housing Authority with redeveloping dilapidated housing	CRA Plan and ED Plan	\$\$\$\$	Mid Term				X	X	X					HOME Program/Flagler County/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct Loan-Sec 502 Loan/Rural Repair and Rehabilitation
South Side Residential Incentives	CRA Plan	\$\$\$	Mid Term						X	X	X	X	X	DCA HOME program or CDBG Neighborhood Revitalization
Previously Identified Projects That Were Not Identified as Priorities														
Assist Homeowners with Energy Efficient Retrofits	ED Plan	\$\$\$\$	Mid Term					X	X	X	X	X		Florida Res. Retrofit Program
Ad Valorem Tax Subsidy for Displaced Resident	CRA Plan	\$\$\$	Mid Term									X	X	Existing City Staff/COB-CRA/Referendum Rqd.
Mortgage Subsidy to assist Homebuyers	CRA Plan	\$\$\$	Mid Term										X	US HUD HPRP Program/Flagler County/DCF Homeless Prevention and Rapid Rehousing Grants-through Volusia-Flagler CoC Homeless Coalition/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct Loan-Sec 502 Loan/Rural Repair and Rehabilitation
Credit Repair Program	CRA Plan	\$\$	Long Term										X	USDA-Rural Development Program
Infill & New Housing Program - Recruit Home Builders	CRA Plan	\$\$	Short Term				X	X	X	X	X	X	X	USDA-Rural Development Program
Role Model Residential Recruitment Program - Recruit Role Models through mortgage incentives	CRA Plan	\$\$\$	Long Term									X	X	USDA-Rural Development Program

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
Redevelopment, Cultural and Historic Preservation														
Reuse of the old Flagler County Courthouse	CRA Plan	\$\$\$	Mid Term	X	X	X								DOS Special Category Grant
Provide Historic Preservation Grants/Loans	CRA Plan	\$\$\$	Long Term			X	X	X	X	X	X	X	X	DOS Historical Resource Grant
Bunnell Branch Library Demo, Renovation or Relocation	CRA Plan	\$\$\$\$	Mid Term				X	X						DOS Library Construction Grants,
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and Vacancies)	Vision Workshop	\$	Short Term			X								DOS Historical Resource Grant
Reuse of the Old Hospital - Crossroads Business Center - Commercial Condominiums	CRA Plan	\$\$\$\$	Mid Term			X	X	X						OTTED Catalyst Site Project
Purchase and Rehab Vacant/Dilapidated Facilities/sites	CRA Plan	\$\$\$\$	Long Term						X	X	X	X		CDBG
Establish a Historic District	CRA Plan	\$\$	Short Term						X					DOS Historical Resource Grant
Stephenson Survey Building Reuse - Cultural Facility	CRA Plan	\$\$\$	Short Term					X	X					DOS Special Category or Cultural Facilities Grant
Reuse of the Old Hospital	CRA Plan	\$\$\$\$	Mid Term					X	X	X				OTTED Catalyst Site Project
Previously Identified Projects That Were Not Identified as Priorities														
Recreational/Park Amenities	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	CDBG & FRDAP
Land Banking and Site Assembly for Large Scale Redevelopment	CRA Plan	\$\$\$\$	Long Term					X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Formalize State and Federal Brownfield programs for CRA	CRA Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Shovel Ready Projects	ED Plan	\$	Long Term		X									Existing City Staff/COB-CRA
Assist in Funding Environmental Remediation/Clean-up	CRA Plan	\$\$	Long Term						X	X	X	X	X	Brownfield Incentive if Area is Established
Streetscape														
General Streetscaping in Downtown	CRA Plan	\$\$\$\$	Short Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Landscape Moody Boulevard	CRA Plan	\$\$\$\$	Mid Term			X	X	X						Florida Highway Beautification Council (FHBC)
Gateway Features (N,S,E)	Vision Workshop	\$\$\$	Mid Term		X	X	X							Florida Highway Beautification Council (FHBC)
Pedestrian Amenities throughout the CRA	CRA Plan	\$\$\$\$	Mid Term				X	X	X	X	X	X		CDBG and safe routes to school
Transit and Transportation														
Free Downtown Trolley	CRA Plan	\$\$\$\$	Long Term									X	X	Rural Transit Assistance Program/Corporate Partnership
Previously Identified Projects That Were Not Identified as Priorities														
In Lieu Parking Program	CRA Plan	\$\$	Mid Term							X	X	X	X	CDBG
Purchase Air Rights for Structured Parking	CRA Plan	\$\$\$\$	Long Term										X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Utilities														
Sanitary Sewer Retrofits - Residential and Commercial	CRA Plan	\$\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG
Underground Overhead Utilities throughout Downtown	CRA Plan and ED Plan	\$\$\$\$	Long Term			X	X	X	X	X	X	X	X	CDBG
Regional Stormwater Pond	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X					OTTED Rural Infrastructure Fund
Previously Identified Projects That Were Not Identified as Priorities														
Deen Road Infrastructure Improvements	CRA Plan	\$\$\$\$	Mid Term					X	X	X				OTTED Rural Infrastructure Fund

- Acronyms**
- FDOT - Florida Department of Transportation
 - CDBG - Community Development Block Grant
 - DCA - Department of Community Affairs
 - CRA - Community Redevelopment Area
 - ED - Economic Development
 - OTTED - Governor's Office of Tourism, Trade and Economic Development
 - REDI - Rural Economic Development Initiative
 - DOS - Department of State
 - SHIP - State Housing Initiatives Partnership Program
 - HOME - Housing Investment Partnership Program
 - RTAP - Rural Transit Assistance Program (administered by FDOT)
 - DOHR - Division of Historical Resources
 - USDA - United States Department of Agriculture
 - FRDAP - Florida Recreation Development Assistance Program

Price Tag Range \$ - Lowest -> \$\$\$\$\$ - Highest



VIII. CRA Conceptual Vision Plan

The CRA Conceptual Vision Plan provides a graphic representation of the existing community assets, cultural resources and proposed programs and improvements that are detailed in the CRA Action Plan. The Conceptual Vision Plan shows the general geographic location of the proposed improvements in the CRA. The Conceptual Vision Plan is to be used in a similar fashion as a ‘campaign-map’ enabling the Bunnell CRA administrators to graphically visualize the entire CRA and the relative position, impact and influence that the proposed programs and activities will have upon the built environment and existing community resources and assets. Simply put the Conceptual Vision Plan will enable the Bunnell CRA Administrator to graphically track, and convey to the public and to CRA stakeholders on a map of the CRA area, ‘what has been done’ and ‘what remains to be done’.

Gateways

The installation of gateway features identifying the boundaries of the City of Bunnell are useful in order to establish a visual theme and identity of the area. The gateway features let you know when ‘you have arrived’ in Bunnell. The Conceptual Vision Plan shows the proposed locations of the Gateway features along the roadways and primary points of entry to the City.

Streetscape Improvements

Streetscape improvements have been identified in the CRA Action Plan as one of the priorities of the CRA. Streetscape projects provide a physical example of the City’s commitment to invest in its public realm and also provides a visual example of the desired quality and theme expected from subsequent corridor development within the redevelopment area. Streetscape improvements may include roadway resurfacing, sidewalk and crosswalk improvements, and landscaping improvements to enhance the overall appearance and safety of the roadway corridor. Appendix E: Downtown Design Components presents more detailed design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and different areas of the Downtown Bunnell CRA. Appendix E shows proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. The City and CRA are actively pursuing and have been awarded grant funding for SR 100 and US 1 streetscape projects. The Conceptual Vision Plan shows the locations of the active Streetscape projects that the City and the CRA are currently working on (US 1 and SR 100) and also shows the proposed streetscape improvements location along Court Street.

Commerce Parkway Extension and the Commerce Park Development Area

The Commerce Parkway extension will connect SR 100 and US 1 along the eastern side of the Bunnell CRA and downtown Bunnell. The associated Flagler Central Commerce Park, located at various sites along the serpentine roadway, anticipates 1 million square feet of non-residential (commercial and industrial) development and assorted residential development. The continued development of the Flagler Central Commerce Park will create



job opportunities for Bunnell residents, create an increased demand for goods and services from companies that are located within the Bunnell CRA and will also be a source of future Tax Increment Fund revenues for CRA related projects and programs. The yellow areas shown on the Conceptual Vision Plan show the developable areas within the Flagler Central Commerce Park. The City and CRA have been, and will continue to be, active supporters and development partners for this project.

Railroad Street Pedestrian Plaza

Increasing opportunities for private sector investment and developing community activities and destinations within the Downtown Bunnell area are the objectives for seeking to redevelop the Railroad Street area as a walkable pedestrian plaza. This area has a unique visual and historic appeal. It is located in the center of Downtown Bunnell and is represented on the Conceptual Vision Plan by the purple shaded area. A range of potential activities and uses have been proposed and discussed at previous CRA Committee meetings, and other public meetings, that include art shows, special events, car shows, restaurant and café development and the future development of boutique retail facilities. Appendix E: Downtown Design Components presents more detailed design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and for different areas of the Downtown Bunnell CRA. These components show how civic improvements can foster a walkable environment. Appendix E shows proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. Creating a walkable environment and potentially utilizing temporary street closures to accommodate larger events and activities are also options for enabling increased utilization of this area. The redevelopment of the Railroad Street Area would enable the CRA to address several of the priority projects identified at the Community Visioning Workshop including attracting people to Downtown Bunnell, establishing a Farmers Market and recruiting retail and commercial development to Downtown Bunnell.

Jack Clegg Park

Historic Flagler County resident and one of Bunnell's prominent historic residents, Jack Clegg donated the land and historic residence to Flagler County for utilization as a park. In cooperation with the Flagler County School Board, the Flagler County Arts League (FCAL) and the City of Bunnell CRA this area will be utilized as a park and the home of the FCAL and the associated arts programs. The Bunnell CRA is scheduled received a \$1.8M grant to establish the *K-8 Art to Park* project in coordination with Flagler County School Board and the Flagler County Arts League (FCAL). The development of this site, and the adjacent Joann B. King Park through the K-8 Art to Park program will provide additional cultural programs and recreational activities to Bunnell Elementary students, residents and visitors.



Existing Community Resources and Points of Interest

The Conceptual Vision Plan also shows the locations of several of Bunnell's community resources that are to be found within the Bunnell CRA. These include the aforementioned nascent Flagler Central Commerce Park, the beautiful Holden House Museum, the renovated Bunnell City Hall and the vibrant Flagler Playhouse. These community resources and points of interest are shown on the Conceptual Vision Plan to identify their location in the CRA and their proximity to other community resources and planned community improvements. These resources represent some of the initial destination points, activity centers and points of interest within the Bunnell CRA. It is essential that City and CRA recognize the contribution that these resources currently provide and the additional cumulative effect they will provide when combined with the development of additional points of interest and activity generators by the CRA and the City of Bunnell. Appendix E: Downtown Design Components, presents design concepts and components, prepared by the City of Bunnell. Appendix E shows existing community resources and the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements.

Reuse Opportunities

The City of Bunnell and the CRA have successfully completed several reuse and renovation projects including the Holden House Museum, the City Hall building and the Flagler Playhouse facility. The City and the CRA have identified several additional opportunities for reusing and redeveloping properties and buildings located within the CRA. Appendix E: Downtown Design Components presents design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and for different areas of the Downtown Bunnell CRA. These components show potential future land uses and reuse opportunities. Appendix E also shows the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. The purpose of revitalizing and reusing these sites includes the historic preservation of culturally significant structures, redeveloping underutilized facilities and also stimulating private sector investment in the Downtown Bunnell area. The CRA has identified several buildings for potential redevelopment and reuse including the historic Stephenson Survey Building, the Old Flagler Courthouse, the Bunnell branch of the Flagler County Library system, the Old Hospital building, the old Train Depot building and, the facility known as the Old, Old Hospital. These reuse opportunities sites are shown on the Conceptual Vision Plan and in Appendix E to present their proximity to other community resources and planned community improvements.

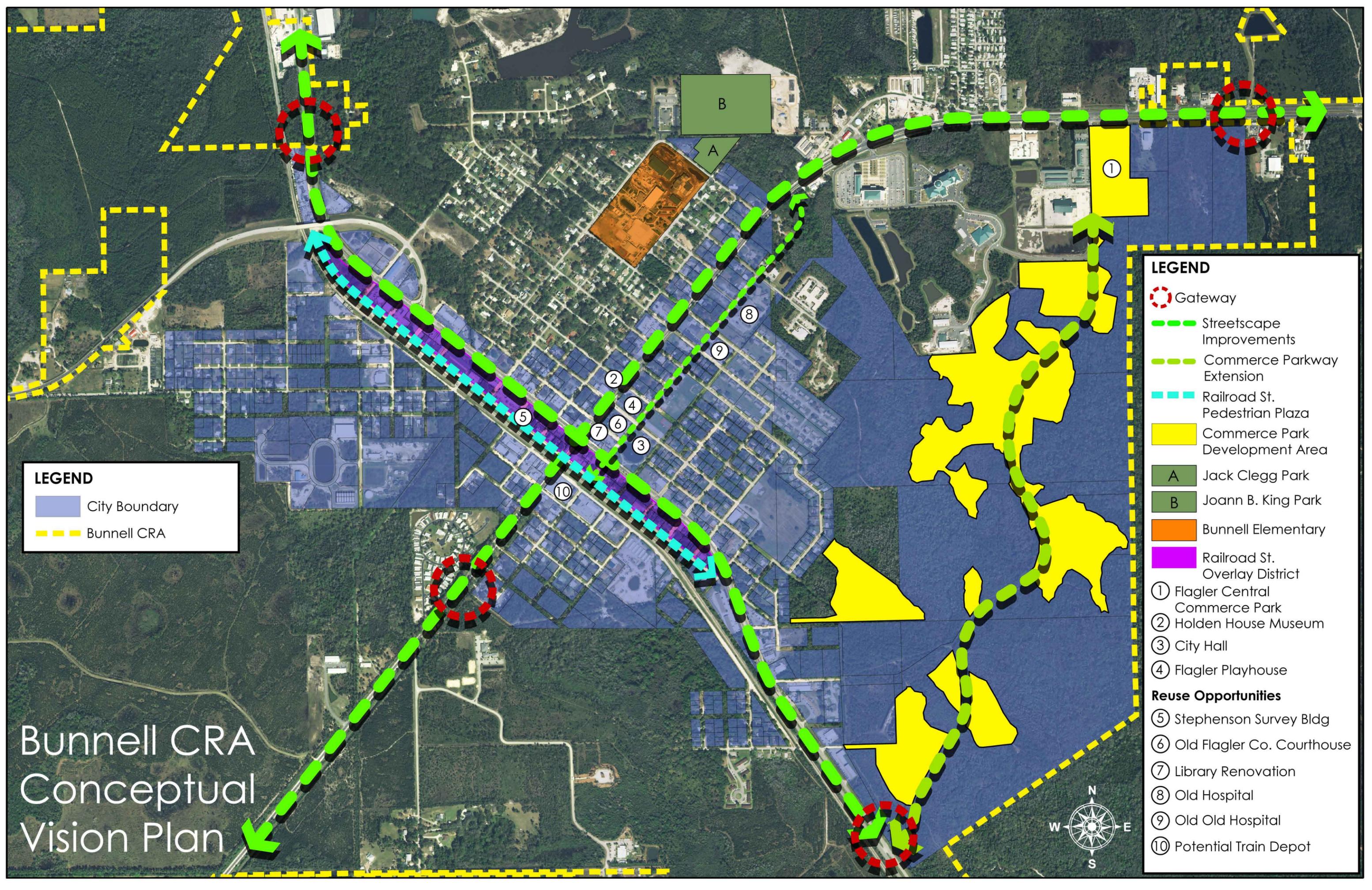
Bunnell CRA Conceptual Vision Plan

LEGEND

- City Boundary
- Bunnell CRA

LEGEND

- Gateway
- Streetscape Improvements
- Commerce Parkway Extension
- Railroad St. Pedestrian Plaza
- Commerce Park Development Area
- A Jack Clegg Park
- B Joann B. King Park
- Bunnell Elementary
- Railroad St. Overlay District
- ① Flagler Central Commerce Park
- ② Holden House Museum
- ③ City Hall
- ④ Flagler Playhouse
- Reuse Opportunities**
- ⑤ Stephenson Survey Bldg
- ⑥ Old Flagler Co. Courthouse
- ⑦ Library Renovation
- ⑧ Old Hospital
- ⑨ Old Old Hospital
- ⑩ Potential Train Depot





IX. Appendix A: Visioning Workshop Presentation

City of Bunnell CRA Master Plan



Visioning Workshop
February 1, 2011



Today's Agenda

1. Background Bunnell's Community Redevelopment Agency
2. Accomplishments to Date
3. Future Funded Projects
4. Summary of Previous Community Visioning Exercises
5. Identified Priorities from CRA and Economic Development Plans
6. Proposed activities and projects for the Bunnell Redevelopment Area
7. Prioritize Previously Identified Projects



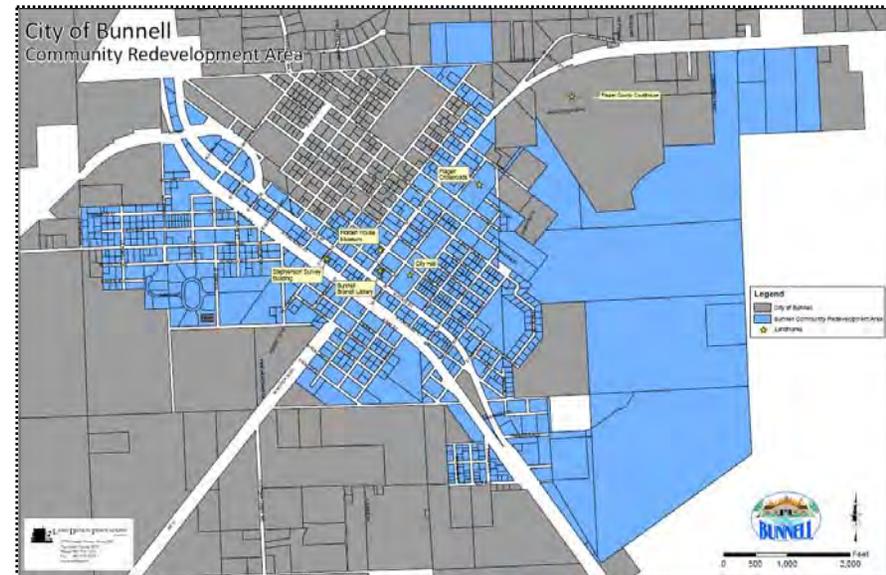
Background of Bunnell CRA



Background

What is the Bunnell Community Redevelopment Area (CRA)?

- Formed in 2006, to address deteriorating conditions in the Downtown
- Focused on a specific geographic area, the Downtown area
- Approximate size: 800 acres



Background

What does a Community Redevelopment Agency (CRA) do?

- Enables a community to identify projects and programs to address specific challenges or problems;
- Creates Annual Budgets and Work Plans; and
- Utilizes Tax Increment Funds (TIF) for projects or programs



Background

What are Tax Increment Funds (TIF)?

- Property Tax revenue collected within a certain area (CRA);
- Tax revenue collected in excess of Base Year Value goes to a special trust fund;
- TIF Fund grows slowly at first (5–10 years), long-term growth is large (11–30 years); and
- TIF funds can only be spent in the CRA area.



Background

- 2006 Public Meetings
 - Visual Preference Survey
 - Workshops
- 2006 Base Year Established
- 2007 Blight Study Completed
- 2007 CRA Plan Completed
- 2007 Boards Established
 - CRA Board (City Commission)
 - CRA Advisory Board
- 2009 Legal Challenge by the County
 - Ruling: 2006 is Base Year



CRA Accomplishments



CRA Accomplishments

- *Old City Hall Renovation*
 - Dated improvements renovated
 - Monument Sign Refurbished
 - Interior Renovation



AFTER



BEFORE



AFTER



BEFORE

CRA Accomplishments

- *Habitat for Humanity Buildings Renovation*
 - Exterior Renovation
 - Interior Renovation



CRA Accomplishments

- *Beautify Bunnell*
- Started April 2010
- Volunteer based Clean Up
- ¾ ton of Garbage picked up



CRA Accomplishments

- *Public Awareness Campaign*
- RADIO Spots (1550 AM, 106.3 FM)
 - WNZF-Saturday Mornings
 - 30 Second Public Service Announcements (PSAs)
 - WNZF.com
- Newsletters in Utility Bills
 - Meeting Announcements



CRA Accomplishments

- *Historic Structure Survey*
- Identified historic structures throughout Bunnell
 - Residential
 - Non-residential
- Survey paid for with grant funds
 - 211 newly surveyed properties
 - 73 survey updates



CRA Accomplishments

- *Anderson Street Lift Station*
 - Addresses system leakage, infiltration
 - Improved community health and safety
 - Funded by CDBG Grant \$800K

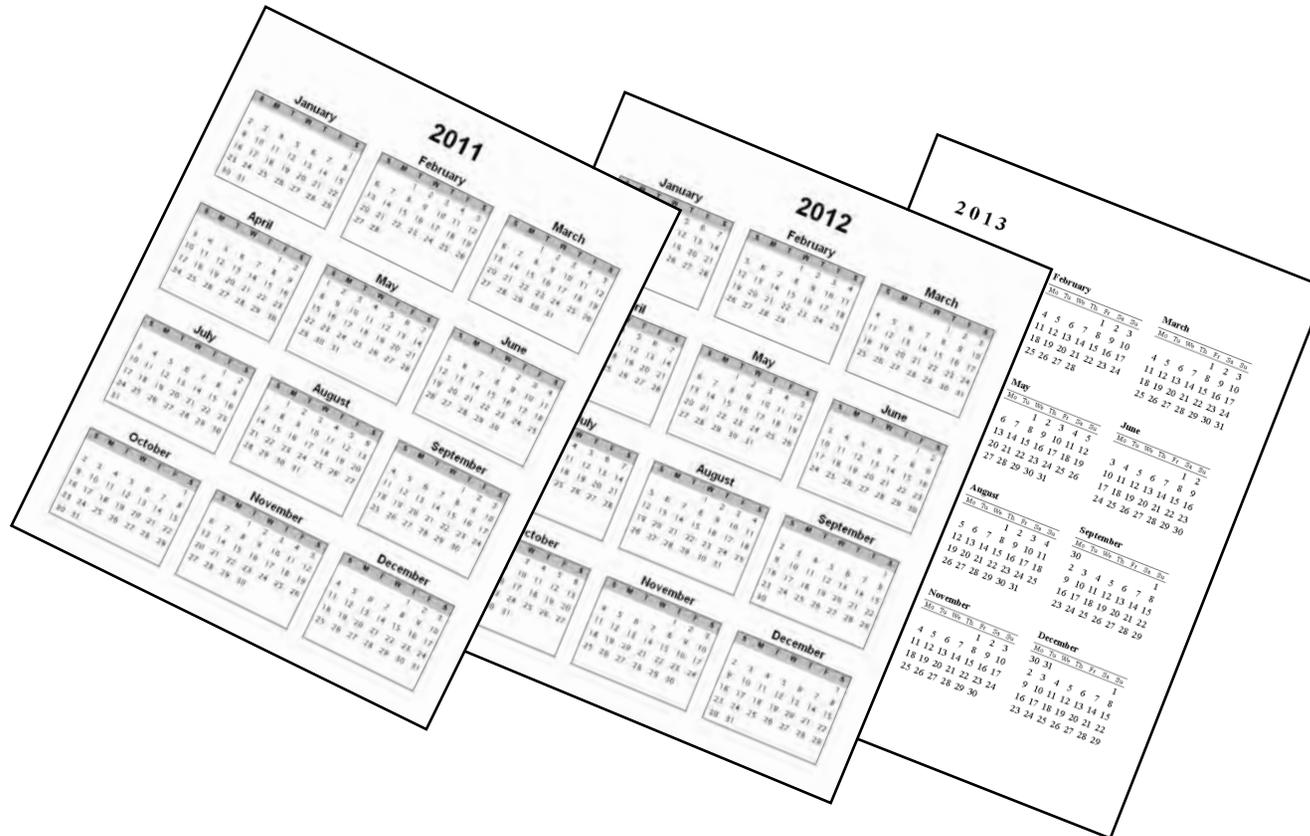


CRA Accomplishments

- *Community Gateways*
 - Identifies City Boundaries
 - Establishes Visual Theme
 - Future Gateway Enhancements are funded



Future CRA Projects (Funded)



Future Funded CRA Projects

- 2011-12 SR-100 Median Upgrades
- 2011-12 Sidewalk Connections
 - US-1 Northbound (Advanced Auto to Royal Palms)
 - SR-100 Eastbound (Coastal Center to Belle Terre)
- 2012-2013 Gateway Enhancements



Future Funded CRA Projects

- 2012-2013 Railroad Street upgrade & sidewalks (PD&E)
- 2012-2013 SR-100 & US 1 Streetscape and Median Upgrades
- 2014-2015 Bunnell K-8 Art to Park Project



Previous Visioning Activities



Previous Community Visioning Activities

2006 Visual Preference Survey

- Residential
- Commercial
- Streetscape Design
- Parking
- Signage



Visual Preference Survey

Identified Residential Preferences



Identified Commercial Preferences



Visual Preference Survey

Identified Streetscape Preferences



Identified Parking Preferences



Visual Preference Survey

Identified Signage Preferences



Objectives of Previous Plans



Community Redevelopment Agency Objectives

2007 CRA Plan

- Coordinate with Flagler County Housing Authority
- Coordinate with Private Investors and Financial Institutions
- Follow the Goals Established in the CRA Plan
- Seek Funding Sources other than TIF funds



Community Redevelopment Agency Objectives

- Purchase Vacant/Abandoned Properties
- Pursue "Quick Victory" Projects
- Pursue Public/Private Partnerships
- Rehabilitate Historical Properties
- Encourage an integrated system of Pedestrian Circulation, Open Space and Parks



Community Redevelopment Agency Objectives

- Provide and Support Efficient Parking Designs and Systems
- Encourage Efficient, Timely and Cost Effective Infrastructure (Water, Sewer & Drainage)
- Participate in Environmental Clean Up
- Encourage New Housing Construction and Rehabilitation of Existing Units
- Provide Housing Opportunities to City and CRA Residents



Community Redevelopment Agency Objectives

- Encourage Local Preference to City Vendors (Builders, Real Estate Entities, Contractors, etc)
- Strive to Increase the Ad Valorem Value within the CRA
- Through Coordination with Neighborhood Based Organizations the CRA shall Provide Housing Opportunities to All Income Levels
- Annual Improvement Programs



Community Redevelopment Agency Objectives

- Create a Safer Environment in Downtown
- Work with Citizen Groups and School Board to Identify Opportunities for Improved Educational Facilities
- Implement a Program to Help Remove Financial Obstacles that May Prevent Redevelopment Activities
- Coordinate with all City Departments to Achieve a Higher Quality of Life within the CRA



LAND DESIGN INNOVATIONS
Incorporated

Economic Development Plan Objectives

- Facilitate a Visioning Process
- Collaborate with City Departments to Implement the Strategies from the Visioning Process
- Update the Future Land Use and Zoning Maps to Achieve the CRA Vision



Economic Development Plan Objectives

- Develop a Zoning District to Encourage Infill
 - Draft in August 2011
 - Present to CRA in September 2011
 - Present to Planning Board in October 2011
 - Adopt in November 2011
- Begin Hosting a Farmer's Market by September 2011
- Identify "Non-Shovel Ready" Properties in CRA



Future Projects



Future Projects

Funded

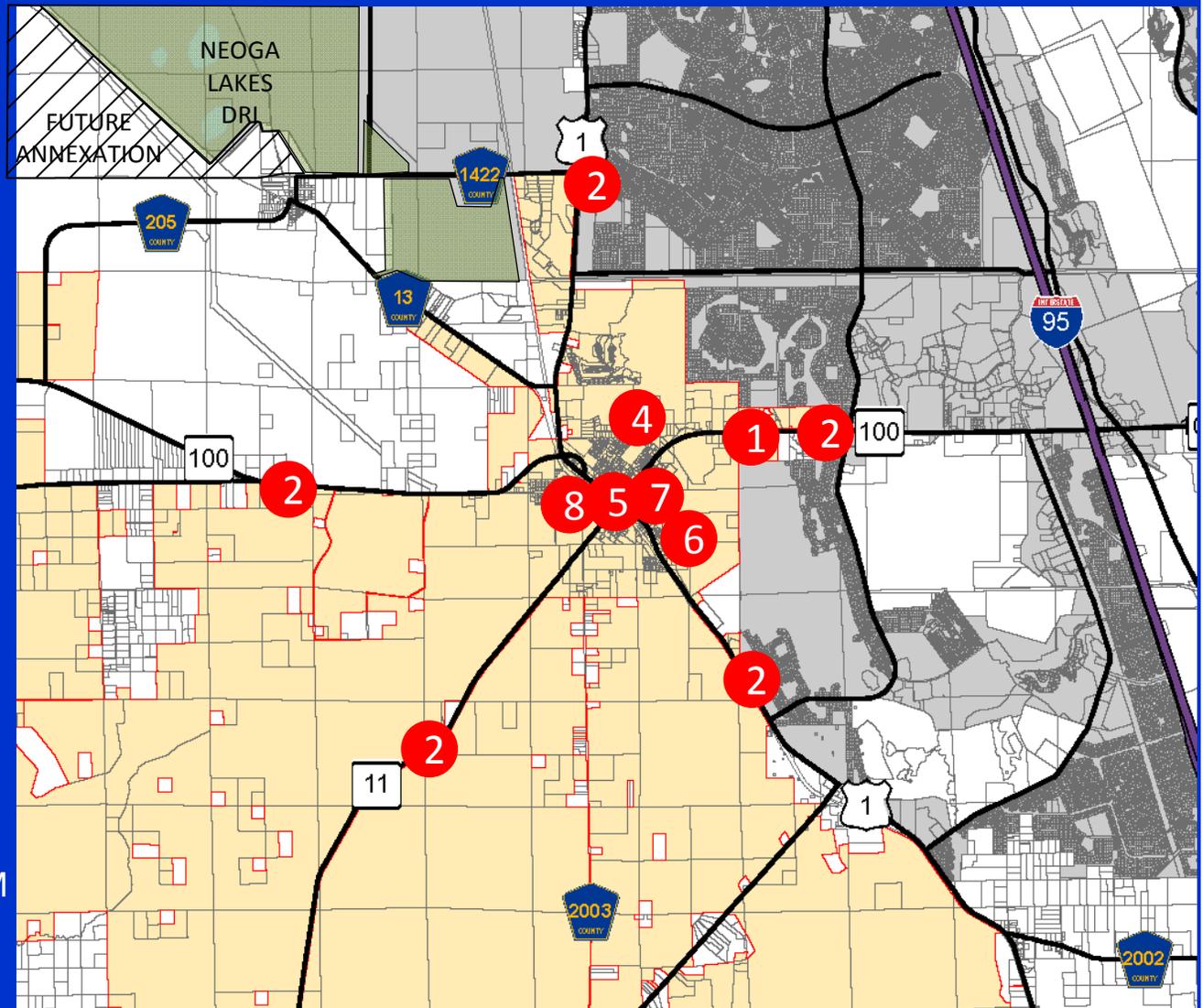
1. State Road 100 Median Landscaping \$588,000
2. Gateway Enhancement \$98,000
3. SR 100 & U.S. 1 Streetscape/Median Upgrades \$735,000
4. K-8 Art to Park project \$1.8 M

Misc. Utility & Infrastructure Projects

Unfunded

5. Downtown Streetscape Project \$1.6 M
6. Carver Sports Complex
7. New City Hall \$2 M
8. Railroad Depot \$2.2M
9. Railroad Street Upgrade \$9.2 M

Recent Policy Changes



Prioritization Activity



Prioritization Activity

- Each workshop participant will be given three (3) colored dots to prioritize the projects listed on the big sheets....



RED DOT



GREEN DOT



YELLOW DOT

Prioritization Activity

- Each workshop participant will be given three (3) colored dots to prioritize the projects listed on the big sheets....



Project/Activity	Source	Potential Grant Funding Source	Price Tag Range
Administration			
CSA Director	CSA Plan	N/A	\$
CSA Director's Assistant	CSA Plan	N/A	\$
CSA Director	CSA Plan	N/A	\$
Land Use and Urban Form			
County Zoning Ordinance and Development Contract	CSA Plan and ED Plan	N/A	\$
Amend FLUM	ED Plan	N/A	\$
Amend Zoning Map - Return to Light Industrial	CSA Plan and ED Plan	N/A	\$
Business Development and Grant Programs			
Complete CSB Voucher Plan	ED Plan	N/A	\$
Complete Florida Market Penetration Program	ED Plan	USDA Farmer's Market Penetration Program	\$5
Complete Small Facility Improvements	CSA Plan	N/A	\$55
CSA Public/Private Partnerships	CSA Plan	N/A	\$
CSA Financial Growth Planning Exercise	CSA Plan	N/A	\$
Commercial Incentives (Events, Grants & Cash Incentives)	CSA Plan	COBO Commercial Incentives	\$55
Commercial Facility Program	CSA Plan	N/A	\$55
Commercial Incentives Program	CSA Plan	N/A	\$55
Transfer of Development Rights	CSA Plan	N/A	\$5
Market Evaluation on Work for Property Improvements	CSA Plan	N/A	\$55
Dynamic Marketing Plan	CSA Plan	N/A	\$5
Market Surveys and Responses to CSAs	CSA Plan	N/A	\$5
Issue CSB Working Capital	CSA Plan	N/A	\$
Develop a Catalog of Financial Institutions	CSA Plan	N/A	\$
Workforce Development			
Attract People to Downtown	CSA Plan	N/A	\$5
		FLC's Grant program, Edward Byrne Memorial Justice Assistance Grant Program (LAW) / U.S. Department of Justice	\$5
Business Community Pricing Plans	CSA Plan	N/A	\$5
Business Community Code Enforcement Programs	CSA Plan	N/A	\$5
Targeted Internship Program	CSA Plan	COBO	\$55
Marketing and Directorial Training Program	CSA Plan	FOOT Gateway	\$555
Public Art Display Program	CSA Plan	DOE Cultural Affairs General Support Grant	\$555
Multi-Family Housing and Housing Programs			
Multi-Family Housing	CSA Plan	FLA HOME program or COBO Neighborhood Revitalization	\$55
Multi-Family Housing with Redeveloping Displaced Housing	CSA Plan and ED Plan	HOME program	\$555
Multi-Family Housing with Energy Efficient Renovation	ED Plan	Florida Pre-Paid	\$555
Residential Rehabilitation Program	CSA Plan	HOME program	\$555
Ad Valorem Tax Subsidy for Displaced Resident	CSA Plan	HOME program	\$55
Manage Subsidy to retain Manufactures	CSA Plan	N/A	\$55
Credit Repair Program	CSA Plan	N/A	\$55
Job & Home Training Program - Rental Home Credit	CSA Plan	N/A	\$
Job & Home Training Program - Rental Home Credit	CSA Plan	N/A	\$
Redevelopment, Cultural, and Historic Preservation			
Establish a historic District	CSA Plan	DOE Historic Resource Grant	\$5
Provide Historic Preservation Grants/Loans	CSA Plan	DOE Historic Resource Grant	\$55
State of the Old Taylor County Courthouse	CSA Plan	DOE Special Category Grant	\$55
Restoration Survey Building Renovation - Cultural Facility	CSA Plan	DOE Special Category or Cultural Facilities Grant	\$55
Restoration/Part Assistance	CSA Plan	DOE Special Category or Cultural Facilities Grant	\$55
Renovate Branch Library Demolition or Restoration	CSA Plan	DOE Library Construction Grants	\$555
State of the Old City Hospital	CSA Plan	OTED Catalyst Site Project	\$555
State of the Old Hospital - Community Services Center - Commercial Conversion	CSA Plan	OTED Catalyst Site Project	\$555
Restoration and Renovation of Historic Buildings	CSA Plan	DOE	\$555
Sign Building and Sign Assistance for Large Scale Redevelopment	CSA Plan	N/A	\$555
Historic State and Federal Historical programs for CSAs	CSA Plan	N/A	\$
Historic State and Federal Historical programs for CSAs	ED Plan	N/A	\$
Assist in Funding Environmental Remediation/Cleanup	CSA Plan	Florida Incentive if Area is E-Designated	\$5
Severance			
General Severance Grants on Downtown	CSA Plan	Florida Highway Beautification Council (FHBC) - Florida Highway Beautification Council (FHBC)	\$555
Severance Grant Program	CSA Plan	Florida Highway Beautification Council (FHBC)	\$55
Transportation Assistance throughout the CSA	CSA Plan	COBO and state routes to central	\$555
Transport and Transportation			
CSA Plan	CSA Plan	COBO	\$5
Provide Car Pools for Downtown Parking	CSA Plan	Rural Transit Assistance Program	\$555
First Downtown Trolley	CSA Plan	OTED	\$555
Utilities			
Overhead Infrastructure Improvements	CSA Plan	OTED Rural Infrastructure Fund	\$555
Regional Sewerwater Plant	CSA Plan	OTED Rural Infrastructure Fund	\$555
Overhead Infrastructure Improvements	CSA Plan and ED Plan	COBO	\$555
Overhead Infrastructure - Residential and Commercial	CSA Plan	COBO	\$555

Page 1

Comment Forms

If you are unable to stay for the whole workshop, have additional comments, or know someone who was unable to attend but would like to participate, please take one of the Comment Forms, located at the front table.



What's Next?

Comments and input received tonight will be used when revising the update of the Bunnell CRA Redevelopment Master Plan.

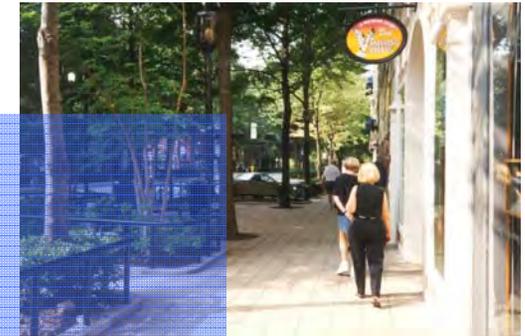
THANK YOU FOR YOUR INPUT!



City of Bunnell CRA Master Plan



Visioning Workshop
February 1, 2011





X. Appendix B: Prioritized Project Rankings

Project/Activity	Priority Scores			Tally	Rank	Price Tag Range
	1	2	3			
Seek Potential Outside Funding Sources	9	1	4	52	1	\$
Commercial Incentives (Loans, Grants & Cash Incentives)	4	5	2	37	2	\$\$\$
Attract People to Downtown	4	3	2	31	3	\$
Reuse of the old Flagler County Courthouse	3	2		21	4	\$\$\$
Sanitary Sewer Retrofits - Residential and Commercial	1	5	1	21	4	\$\$\$\$\$
Provide Historic Preservation Grants/Loans	2	2	2	18	5	\$\$\$
CRA Director	3			15	6	\$
Enhance Voluntary Code Enforcement Programs	2	1	2	15	6	\$\$
Underground Overhead Utilities throughout Downtown	1	2	3	14	7	\$\$\$\$\$
Residential Rehabilitation Program	2	1		13	8	\$\$\$\$
Create Zoning Overlay-Infill/Redevelopment District	1	2	1	12	9	\$
Regional Stormwater Pond	1	1	3	11	10	\$\$\$\$
Amend Zoning Map -To Accommodate CRA Vision	2			10	11	\$
Automotive Row Façade Improvements	1	1	2	10	11	\$\$\$
General Streetscaping in Downtown	1	1	2	10	11	\$\$\$\$\$
Flagler Central Commerce Park	2			10	11	\$\$\$
Monthly Farmer's Market		2	2	8	12	\$\$
Complete CRA Visioning Plan		2	1	7	13	\$
Recruit Businesses and Developers to CRA		1	4	7	13	\$\$
Bunnell Branch Library Demo, Renovation or Relocation		2		6	14	\$\$\$\$\$
Commercial Façade Program	1			5	15	\$\$\$
Create Design Guidelines for CRA	1			5	15	\$\$
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and	1			5	15	\$
Assist the Housing Authority with redeveloping dilapidated housing		1	1	4	16	\$\$\$\$
Landscape Moody Boulevard		1	1	4	16	\$\$\$\$
CRA Director's Assistant		1		3	17	\$
Enhance Community Policing Efforts		1		3	17	\$\$
Reuse of the Old Hospital - Crossroads Business Center - Commercial		1		3	17	\$\$\$\$
Purchase and Rehab Vacant/Dilapidated Facilities/sites		1		3	17	\$\$\$\$
Gateway Feature (N,S,E)		1		3	17	\$\$\$
Consultants			1	1	18	\$
South Side Residential Incentives			1	1	18	\$\$\$
Establish a Historic District			1	1	18	\$\$
Stephenson Survey Building Reuse - Cultural Facility			1	1	18	\$\$\$
Reuse of the Old Old Hospital			1	1	18	\$\$\$\$
Free Downtown Trolley			1	1	18	\$\$\$\$\$
Amend FLUM				0	DNR	\$
Seek Public/Private Partnerships				0	DNR	\$
Financial Incentives Program				0	DNR	\$\$\$
Transfer of Development Rights				0	DNR	\$
Interest Subsidies on Loans for Property Improvements				0	DNR	\$\$\$
Develop Marketing Plan				0	DNR	\$\$
Utilize CRA Bonding Capacity				0	DNR	\$
Develop a Coalition of Financial Institutions				0	DNR	\$
Signage Improvements - Business Signs				0	DNR	\$\$\$
Wayfinding and Directional Signage Program				0	DNR	\$\$\$\$
Public Art Display Program				0	DNR	\$\$\$\$
Assist Homeowners with Energy Efficient Retrofits				0	DNR	\$\$\$\$
Ad Valorem Tax Subsidy for Displaced Resident				0	DNR	\$\$\$
Mortgage Subsidy to assist Homebuyers				0	DNR	\$\$\$
Credit Repair Program				0	DNR	\$\$
Infill & New Housing Program - Recruit Home Builders				0	DNR	\$\$
Role Model Residential Recruitment Program - Recruit Role Models through				0	DNR	\$\$\$
Recreational/Park Amenities				0	DNR	\$\$\$\$
Land Banking and Site Assembly for Large Scale Redevelopment				0	DNR	\$\$\$\$
Formalize State and Federal Brownfield programs for CRA				0	DNR	\$
Shovel Ready Projects				0	DNR	\$
Assist in Funding Environmental Remediation/Clean-up				0	DNR	\$\$
Pedestrian Amenities throughout the CRA				0	DNR	\$\$\$\$
In Lieu Parking Program				0	DNR	\$\$
Purchase Air Rights for Structured Parking				0	DNR	\$\$\$\$
Deen Road Infrastructure Improvements				0	DNR	\$\$\$\$

DNR = Did Not Rank

Scoring: 1st Choice = 5 points, 2nd Choice = 3 points, & 3rd Choice = 1 point



XII. Appendix D: Workshop Sign-In Sheets

City of Bunnell CRA Visioning Workshop				
MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
Johy Sibel	2581 N. State St	Bunnell FL	437-5368	
GREG OTE	3411 Rolfe St G	Orlando, FL	547-4179	gtoth@oculaw.com
Chris Dougherty	1970 Fennel St	Maitland, FL	407-975-1273	cdougherty@landbiz.com
Stevan E. Jones	11 Frontier Dr	Redd Coast FL	786-445-2496	stevan@sejones.net
FYNNED EDMONSON	807 N. ANDERSON ST	BUNNELL	386-437-3953	FYNNEDMONSON7@AOL.COM
KEEN ATKINSON	341 Old Ark Rd.	BUNNELL	534-7102	keedoc@aol
LINDSAY BIRCH	205 N. ANDERSON	BUNNELL	386-793-3161	altbirch@aol
Sam Ruiz	1779 F. Meedy	Bunnell	386-383-5171	Sam.ruiz@psawcs.com
Romy Manuel	232 N. State St	Bunnell	386-437-7516	romymanuel@bunnellcity.us
Clarie Hatfield	6 Royal Leaf Ln	Palm Coast	206-4617	ahatfield@bunnellpd.us
John Booker				john.booker@emailhouse.gov
TERRY MITCHELL				
TERRY MITCHELL				
LENNY CRAIG BRADY	1009 WOODWORTH	BUNNELL	437-5811	LBSBRADY@MSN.COM
MIKE BRADY		BUNNELL		
John Skeels	504 W. Cherry	Bunnell	437-58483	
Dawn Skeels	11	"	"	
MIKE BRADY	POVE Ave	Bunnell		
Russ Lassiter	123 Live Oak Dr	Datura Beach	257-2571	rlassiter@lassitertransportation.com
Travis Minch		St. Augustine	937-7516	travis@bunnellcity.us

City of Bunnell CRA Visioning Workshop				
MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
A. THORPE	P.O. Box 105	BUNNELL 32110	586-1347	
BARBARA HARRIS	5030 CHERRY ST	BUNNELL		
COLI BARR		Palmetto		
JAMES J. HARRIS	2105 RAILROAD ST	BUNNELL 32110	503-0072	
DENKA FLAHERTY	2105. Railroad St	BUNNELL, 32110	503-0072	
MARY LAMOLA	2323 N STATE	BUNNELL, 32110	313-6550	
KATHLEEN MATHEN	6070 CHERRY ST	BUNNELL 32110	386793720	Kathleenmathen@aimail.com
RIKIMAN A. QUILLA	15 COAST VISTA	P.O. 32110	503-2090	R.Quilla@aol.com
MARILYN A. QUILLA	2405 E. MOODY	BUNNELL 32110	503-4250	AK@FLAORCAE.org
TRAVIS PERSTROM			627-9696	travisperstrom@matricreal.com
TOM MATHEW	6007 N. CHEVY			
DAN DAVIS	(staff)			

City of Bunnell CRA Visioning Workshop				
MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
JOHN W. JONES	CDI	MAITLAND 407	975-1273	jones@landbiz.com
Matt Maggione	14775 Old St. Augustine Rd	Jal FL 32258	904-265-3228	maggione@etminc.com
Lee Alford	14775 Old St. Augustine Rd	Jal FL 32258	904-265-3158	alfordl@etminc.com
Julia B. Taylor	P.O. BOX 426	BUNNELL FL	786-437-3432	N/A
Glenn Harrison	301 E. Pine St 300	Orlando FL 32801	321-436-4746	g.harrison@gaicusaunts.com
John Smith	1000 E. Moody	BUNNELL FL 32110	437-2307	
MICK WUTHBERTSON	PO Box 756	BUNNELL FL 32110	386-437-7516	mwuthbertson@bunnellcity.us
Mary F. Andrews	307 Lane	Bunnell FL 32110	588-398-8667	not Hans my yet in time
Markward R. Jones	202 E. Booe St	Bunnell FL 32110	386-518-3350	4A
John Robert	1003 E. Moody	Bunnell FL	(704) 635-8666	eroberts@ntflca.org
Christine Robinson	PO Box 2315	Bunnell FL	386-437-1285	



Additional Visioning Workshop Participants (Not Listed on Sign-In Logs)

Doug Baxter, Executive Director, Flagler County Chamber

Glen Herbert, Bellomo Herbert

Mike Barr, Vice-Chair, Bunnell CRA Committee

Emanuel Roberts, Executive Director, North East Florida Community Action Agency

Mari Molina, Executive Director, Flagler Cats

City of Bunnell Staff: Armando Martinez, City Manager; Bill Green, Utilities Director; Jim Hatfield, Public Works Director; Angela Hamilton, Assistant to CRA Director and Grants Coordinator; and, Judi Stetson, CRA Director and Special Projects Manager.



XIII. Appendix E: Downtown Design Components

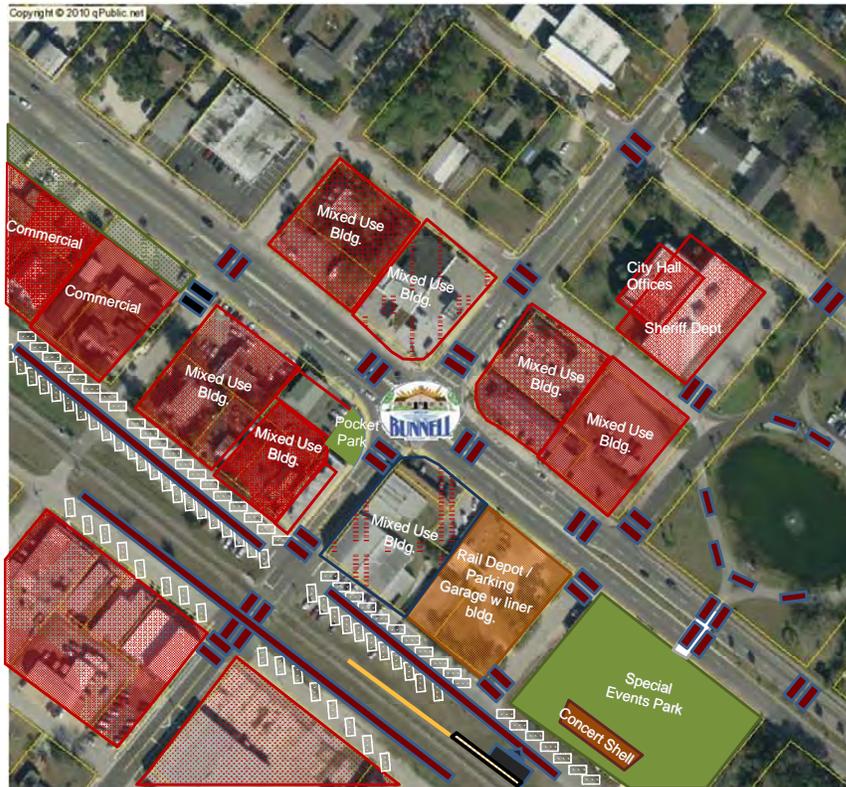
The following slides graphically present, in greater detail, design concepts and components generally presented on the Conceptual Vision Plan. These design concepts and components were prepared by the City of Bunnell for different areas of the Downtown Bunnell CRA. These areas include the Railroad Street area, the State Street area and portions of the downtown near the intersections of SR-100 (Moody Boulevard) and State Street and SR-100 (Moody Boulevard) and Railroad Street. These components show potential future land uses and the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements.



**Bunnell
Future CRA
Downtown
Design**



**Bunnell
Future CRA
Downtown
Design**



**Bunnell
Future CRA
Downtown
Design**

Table:

	Crosswalk
	Pavers
	Parking
	Road
	RR Depot
	Platform



XIV. Appendix F: Establishing Documents

RESOLUTION 2007-04

A RESOLUTION OF THE CITY COMMISSION OF CITY OF BUNNELL, FLORIDA ACCEPTING A "FINDING OF NECESSITY" REPORT FOR THE BUNNELL COMMUNITY REDEVELOPMENT AREA; DECLARING CERTAIN AREAS AS SLUM OR BLIGHTED AS DEFINED IN SECTION 163.340, FLORIDA STATUTE; DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS AS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF CITY OF BUNNELL, FLORIDA, UNDER SECTION 163.335 AND 163.355, FLORIDA STATUTES; DIRECTING THE CITY MANAGER TO INITIATE THE PREPARATION OF A PLAN FOR REDEVELOPMENT FOR ADOPTION IN ACCORDANCE WITH 163 PART III, FLORIDA STATUTES FOR THE BUNNELL COMMUNITY REDEVELOPMENT AREA.

WHEREAS, the City of Bunnell, Florida has retained Strategic Development Initiatives, a consulting firm specializing in community redevelopment, to prepare a finding of necessity report with respect to redevelopment; and

WHEREAS, Strategic Development Initiatives has prepared a "Finding of Necessity" report for the Bunnell Community Redevelopment Area dated April 2007; and

WHEREAS, the City Commission has considered expert testimony by Strategic Development Initiatives concerning the existence of slum and blighted areas within the City in accordance with the Finding of Necessity report; and

WHEREAS, the City Commission hereby finds that one or more slum or blighted areas, as defined in Section 163.340 Florida Statutes exists within the City boundaries; and

WHEREAS the City Commission hereby finds that rebuilding, rehabilitation, conservation and redevelopment of said slum and blighted areas is necessary and is in the interest of the public health, safety, morals and welfare of the residents of the City of Bunnell, Florida, pursuant to the provisions of Section 163.335 and 163.355 Florida Statutes; and

WHEREAS, the City Commission hereby finds that said slum and blighted areas are appropriate for redevelopment.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. That the City Commission of the City of Bunnell accepts the "Finding of Necessity" report for the Bunnell Community Redevelopment Area dated April 2007, attached hereto as Exhibit "A" and made an integral part hereof.

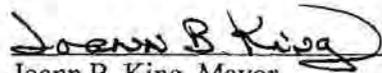
Section 2. That the rebuilding, rehabilitation, conservation and redevelopment of the Bunnell Community Redevelopment Area as provided in the Community Redevelopment Act of 1969, Chapter 69-305, Laws of Florida, Codified as Chapter 163, Part III, Florida Statutes is necessary and in the interest of the public health, safety, morals and welfare of the residents of the City of Bunnell, Florida pursuant to the provisions of Section 163.335 and 163.355, Florida Statutes.

Section 3. That the Bunnell Community Redevelopment Area is hereby found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 4. That the City Manager initiate the preparation of a plan for redevelopment for adoption in accordance with Sections 163.360 thru 163.365, Florida Statutes.

Section 5. That this Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED by the City of Bunnell, Florida this 20th day of March 2007.


Joann B. King, Mayor

3-20-07
Date

Approved as to Form & Content:


For Sidney M. Nowell
Sidney M. Nowell, City Attorney

3-20-07
Date

Attest:


Ronya D. Johnson, City Clerk

3-20-07
Date

Seal:

Section 3. Redevelopment Plan The City Commission authorizes the Community Redevelopment Agency Board to prepare, or have prepared, a community redevelopment plan and to submit such plan to the City Commission for final approval.

Section 4. This Resolution shall take effect immediately upon its approval.

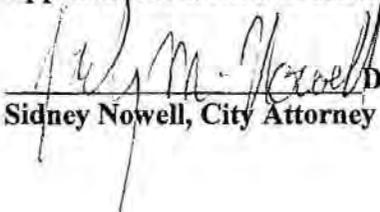
Section 5. PASSED AND ADOPTED by the City of Bunnell, Florida this 17th day of April 2007.

CITY COMMISSION, City of Bunnell, Florida.

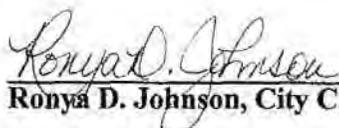
By:

 Date 4-17-07
Joann B. King, Mayor

Approved for form and content by:

 Date 4/17/07
Sidney Nowell, City Attorney

Attest:

 Date 04/07/07
Ronya D. Johnson, City Clerk

Seal:

RESOLUTION 2007-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, DECLARING THE CITY COMMISSION OF THE CITY OF BUNNELL TO BE THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS FOR THE CITY OF BUNNELL, FLORIDA AS PROVIDED FOR IN SECTION 163.357, FLORIDA STATUTES; PROVIDING FOR THE PREPARATION OF A REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, Florida Statutes, provides for community redevelopment by the creation of a community redevelopment agency if certain conditions of slum or blight exist, as defined in Section 163.340, Florida Statutes; and

WHEREAS, the City Commission adopted Resolution 2007-04 on March 20, 2007, providing a Finding of Necessity declaring that a blighted area, as defined in Section 163.340, Florida Statutes, exists within the City's boundaries; and

WHEREAS, the City Commission further declared in Resolution 2007-04 that the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Bunnell; and

WHEREAS, the City Commission finds that there is a need for a community redevelopment agency to carry out community redevelopment in the City; and

WHEREAS, Section 163.357, Florida Statutes, provides for the City's governing body to declare itself to be the Community Redevelopment Agency Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. **Recitals** The foregoing recitals are true and correct.

Section 2. **Created.** The City Commission is hereby declared to be the Community Redevelopment Agency Board of Commissioners for the City of Bunnell, Florida Community Redevelopment Agency for the purposes of the Community Redevelopment Act, Chapter 163, Part III, Florida Statutes.

RESOLUTION 2007-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING THE BUNNELL COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as chapter 163, part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on cities and counties; and

WHEREAS, on March 20, 2007 the City Commission of City of Bunnell adopted Resolution 2007-04, declaring the Bunnell Redevelopment Area to be a slum or blighted area, determining that it is necessary to redevelop the area and to establish a community redevelopment agency to redevelop the area, in accordance with Chapter 163, Part III, Florida Statutes, and delegating certain powers conferred upon the City Commission as the governing body of City of Bunnell by Chapter 163, Part III, Florida Statutes, with regard to the Bunnell Redevelopment Area, so that either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

WHEREAS, the City Commission has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes and, on May 1, 2007, created the Bunnell Community Redevelopment Agency (CRA) by Resolution 2007-10; and

WHEREAS, pursuant to requirements of Section 163.360, Florida Statutes, the CRA prepared the Bunnell Community Redevelopment Plan (hereafter referred to as the Plan), received and considered comments concerning the conformity of the Plan with the City of Bunnell Comprehensive Plan, accepted the plan, transmitted the plan to the City Commission and gave proper notice of the public hearing on the proposed redevelopment plan; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Bunnell Redevelopment Plan is annexed to this Resolution as Appendix 1, the Notice of Public Hearing is annexed as Appendix 2, and the Notice to Taxing Authorities is annexed as Appendix 3; and

WHEREAS, the City Commission has, at this meeting, conducted a public hearing on the proposed redevelopment plan with respect to the findings, conclusions, and other matters set forth in these recitals and the body of this Resolution; and

WHEREAS, the City Commission of the City of Bunnell has determined that it is in the public interest to adopt the Bunnell Community Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF BUNNELL, FLORIDA:

Section 1. The recitals in the "Whereas" clauses are true and correct, and incorporated into this Resolution.

Section 2. The City Commission accepts the delivery of the Bunnell Community Redevelopment Plan.

Section 3. The City Commission finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of City of Bunnell to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.
2. The Bunnell Community Redevelopment Plan is consistent with, and conforms to, the City of Bunnell Comprehensive Plan.
3. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.
4. The Bunnell Community Redevelopment plan will afford maximum opportunity, consistent with the needs of the Bunnell Redevelopment Area for the rehabilitation or redevelopment of the residential and commercial properties in the community redevelopment area by private enterprise.

Section 4. The Bunnell Community Redevelopment Plan complies with the requirements of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act and the delegation of authority by the City Commission of the City of Bunnell.

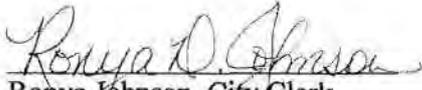
Section 5. The Bunnell Community Redevelopment Plan is hereby adopted. The plan is designated as the official redevelopment plan for the Bunnell Redevelopment Area, and it is the intent of the City Commission that the plan be implemented expeditiously.

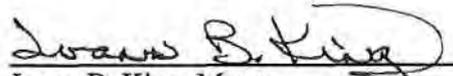
Section 6. This Resolution shall take effect immediately upon approval. The Bunnell Redevelopment Plan shall be in full force and effect upon approval by the City Commission.

APPROVED this 5th day of June 2007.

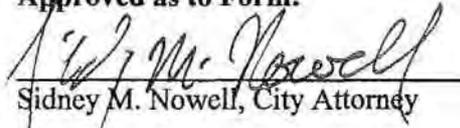
CITY OF BUNNELL, FLORIDA

ATTEST:


Ronya Johnson, City Clerk


Joann B. King, Mayor

Approved as to Form:


Sidney M. Nowell, City Attorney

Seal:

ORDINANCE 2007-28

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, RELATING TO REDEVELOPMENT; CREATING THE BUNNELL REDEVELOPMENT TRUST FUND TO FINANCE THE BUNNELL REDEVELOPMENT PLAN; PROVIDING FOR APPROPRIATION OF TAX INCREMENT REVENUES; EXPENDITURES OF FUNDS IN THE TRUST; DELEGATING AUTHORITY TO THE BUNNELL COMMUNITY REDEVELOPMENT AGENCY TO ADMINISTER THE TRUST FUNDS; REQUIRING ANNUAL INDEPENDENT FINANCIAL AUDITS OF THE FUND; PROVIDING FOR SEVERABILITY, ORDINANCES IN CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the powers granted by Chapter 163, part III, Florida Statutes, as amended, and Resolution 2007-10 adopted by the City of Bunnell Commission which established the Bunnell Community Redevelopment Area and created the Bunnell Community Redevelopment Agency; and Resolution 2007-15 adopted by the City of Bunnell Commission which approved the Bunnell Community Redevelopment Plan; and

WHEREAS, the City of Bunnell Commission desires to create the Bunnell Redevelopment Trust fund, pursuant to Section 163.387, Florida Statutes; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

SECTION 1. The Bunnell Redevelopment Trust Fund is created pursuant to section 163.387, Florida Statutes.

SECTION 2. The funds allocated to, and deposited into, the Bunnell Redevelopment Trust Fund are appropriated to the Bunnell Community Redevelopment Agency (CRA) for the purposes authorized by section 163.387(6), Florida Statutes. The CRA shall utilize the funds and the income earned by the fund for financing or refinancing the implementation of the Bunnell Redevelopment Plan, as more particularly described in Section 6 of this Ordinance.

SECTION 3. The annual funding of the Bunnell Redevelopment Trust Fund shall be in an amount not less than the increment in the income, proceeds, revenues, and funds of each taxing authority derived from, or held in connection with, the undertaking and carrying out of community redevelopment under Section 163.387 Florida Statutes.

SECTION 4. The obligation to fund the Bunnell Redevelopment Trust Fund shall continue until all loans, advances, and indebtedness, if any, and interest, of the CRA incurred as the result of implementing and administering the community redevelopment plan have been paid, but only to the extent that the tax increment described in Section 3 of this Ordinance accrues.

SECTION 5. Monies in the Bunnell Redevelopment Trust Fund may be expended from time to time for the following purposes, when directly related to financing or refinancing redevelopment in the Bunnell Community Redevelopment Area, pursuant to the community redevelopment plan.

1. Administrative and overhead expenses necessary or incidental to the implementation of the community redevelopment plan.
2. Expenses of redevelopment implementation, planning, surveys, and financial analysis, including the reimbursement of the City of Bunnell or the CRA for any expenses incurred before the community redevelopment plan was approved and adopted.
3. The acquisition of real property in the Bunnell Redevelopment area.
4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in section 163.370, Florida Statutes.
5. The repayment of principal and interest, or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
6. All expenses incidental to, or connected with, the issuance, sale, redemption, retirement, or purchase of CRA bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the Ordinance or Resolution authorizing the obligations.
7. Any redevelopment activities allowed by Chapter 163, part III, Florida Statutes, and prescribed in the adopted Community Redevelopment Plan.

SECTION 6. There shall be an independent financial audit of the Bunnell Redevelopment Trust Fund each fiscal year and a report of the audit. The audit report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during the fiscal year, and the amount of principal and interest paid during the year on any indebtedness which is secured by the pledge of increment revenues, and the remaining amount of indebtedness. The CRA shall provide a copy of each audit report to the State Auditor General's Office and other political entities as required by statute.

SECTION 7. The Bunnell CRA is directed to develop and provide expert redevelopment training for its Advisory Board members, and promulgate by-laws for prompt and effective administration of the Bunnell Redevelopment Trust Fund, including the establishment and the maintenance of books and records and the adoption of procedures for the expeditious utilization of funds for their allocated purposes.

SECTION 8. If any section, clause sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 9. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are repealed.

SECTION 10. This Ordinance shall take effect immediately at the time of its passage.

First Reading: on this 5th day of June 2007.

Second and Final Reading: adopted on this 19th day of June 2007.

CITY COMMISSION, City of Bunnell, Florida.

By:

Joann B. King Date 06-19-07
Joann B. King, Mayor

Approved for form and content by:

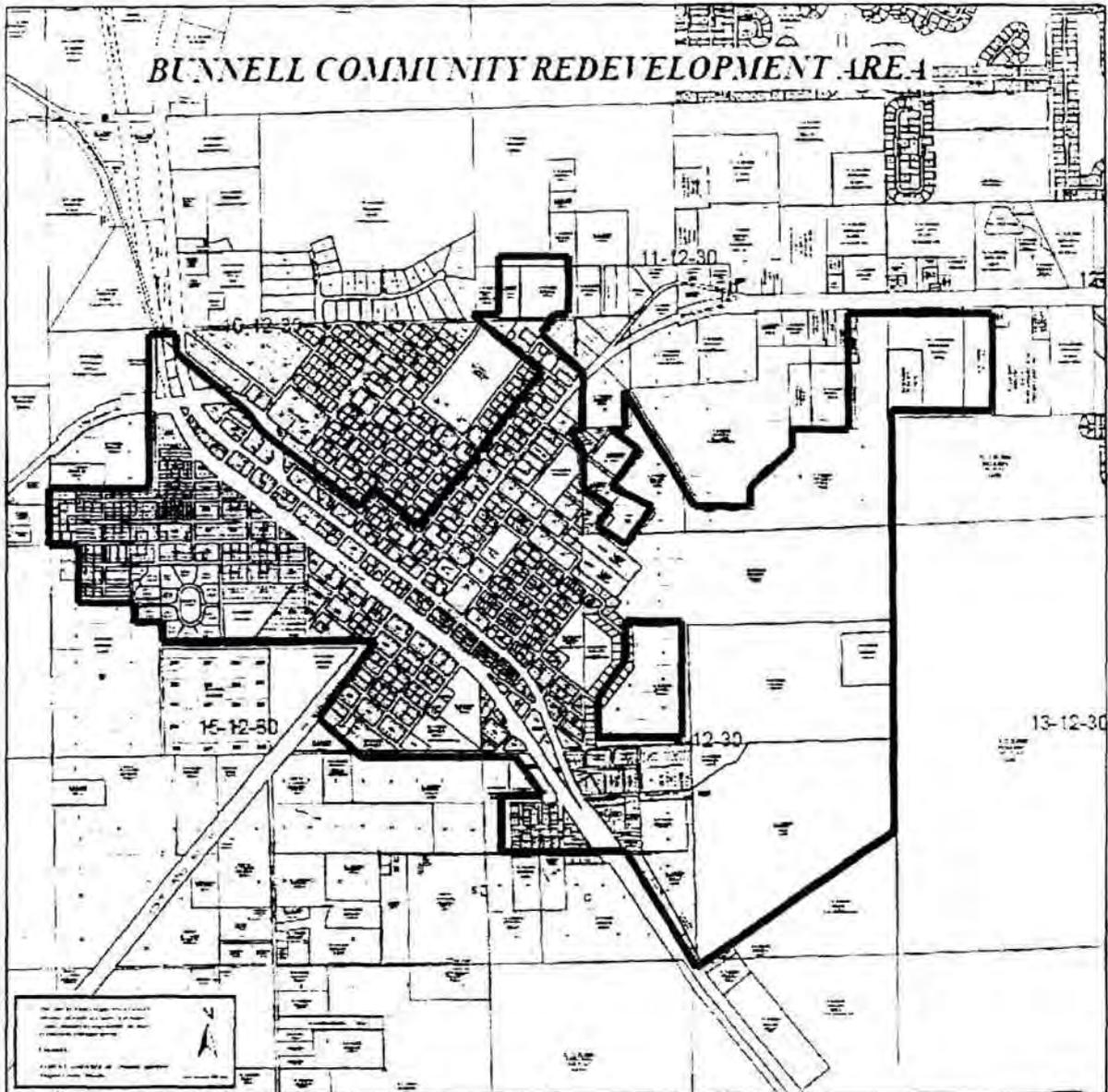
Sidney M. Nowell Date 6-19-07
Sidney M. Nowell, City Attorney

Attest:

Ronya D. Johnson Date 06/19/07
Ronya D. Johnson, City Clerk

Seal:

Ordinance 2007-28
City of Bunnell, FL





XV. Appendix G: CRA Legal Description

SECTION 2
LEGAL BOUNDARY MAP OF BUNNELL COMMUNITY
REDEVELOPMENT AREA

LEGAL BOUNDARY MAP

As is customary, and established by precedence, an official map generated by a recognized government entity shall serve as the legal description for the boundaries of the Bunnell CRA. The map provided by Flagler County and incorporated into this document shall fulfill the requirement as stated in Section 163, Part III, *Florida Statutes*.

It is the intent that all exterior borders of this map are to include all public rights of way that are tangent to the external envelope of the Community Redevelopment Area boundaries. This official map shall be attested to by Don DeLaney, President of SDI, Inc. It should be noted that Mr. DeLaney has been accepted as an expert witness by numerous court proceedings in the realm of redevelopment and Section 163, Part III, *Florida Statutes*.

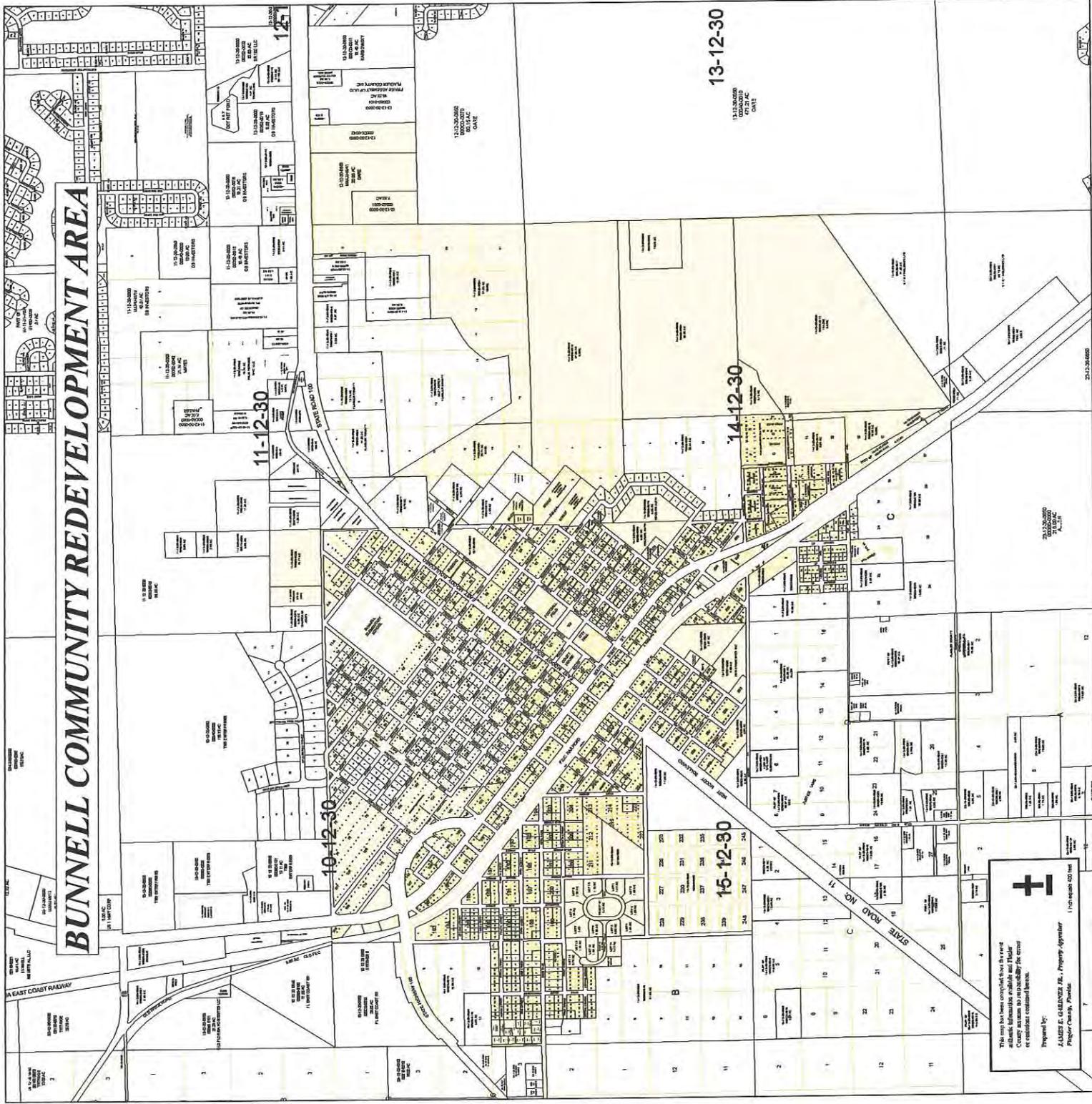
Attested to by:

Don DeLaney

Date

(Map on the following page provided by City of Bunnell)

BUNNELL COMMUNITY REDEVELOPMENT AREA




 This map has been compiled from the most
 accurate information available and the
 City of Bunnell is not responsible for errors
 or omissions contained herein.
 Prepared by:
JAMES E. GARZANO, JR., Project Engineer
 Register County, Florida
 1 inch equals 400 feet

EXHIBIT A

PROPOSED
CRA DISTRICT

LEGAL DESCRIPTION

All of blocks 16, 19, 32, 33, 38, 39, 55, 56, 63, 64, 84, 85, 95, 96, 121, 122, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 148, 149, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 169, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 250, 251, 252, 253, 254, 255, 265 and 265 of "Colony Park" as recorded in Map Book 5, pages 41 and 42 of the Public Records of Flagler County, Florida, all being a part of Sections 10, 11, 14 and 15, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida.

FINDING OF NECESSITY

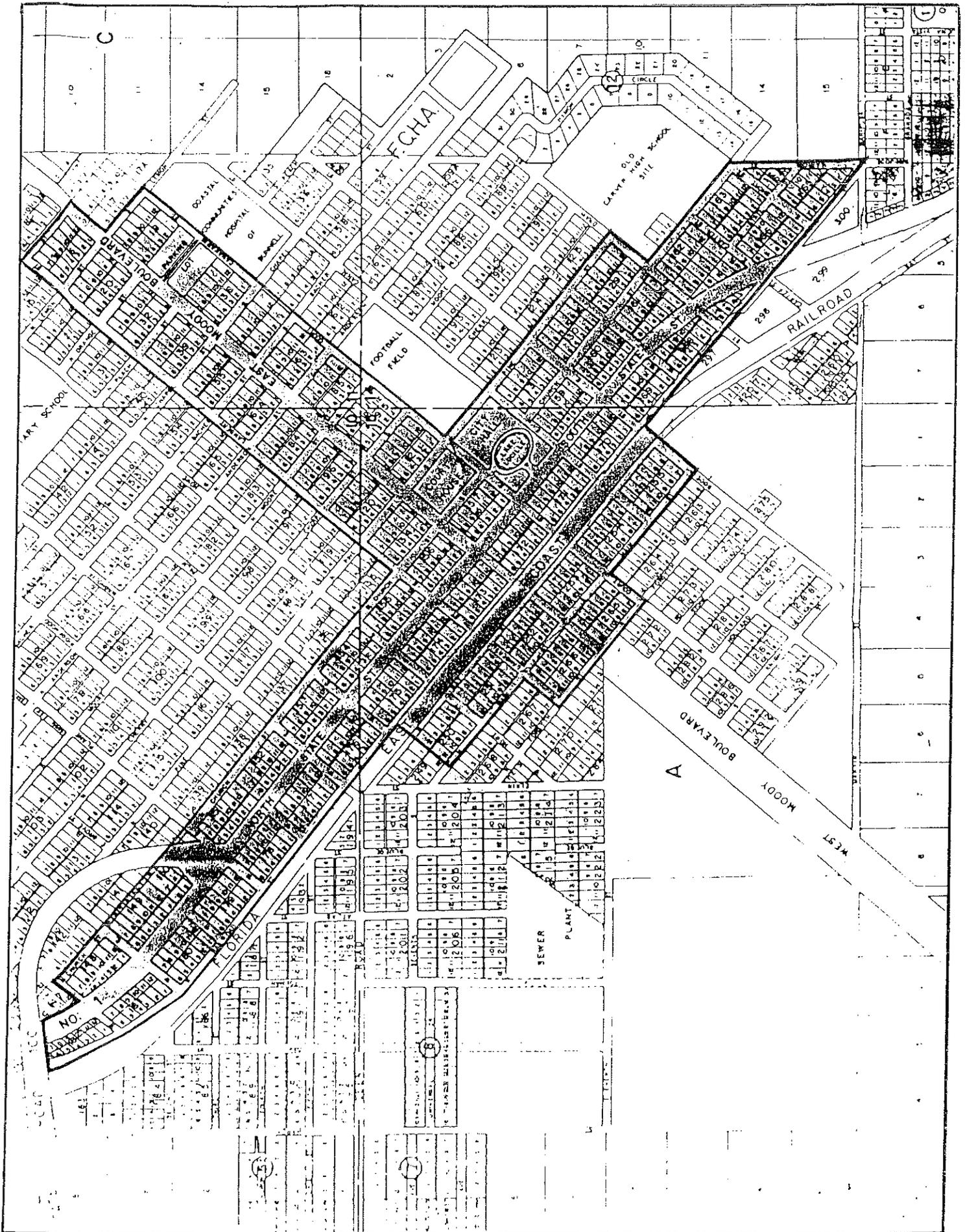
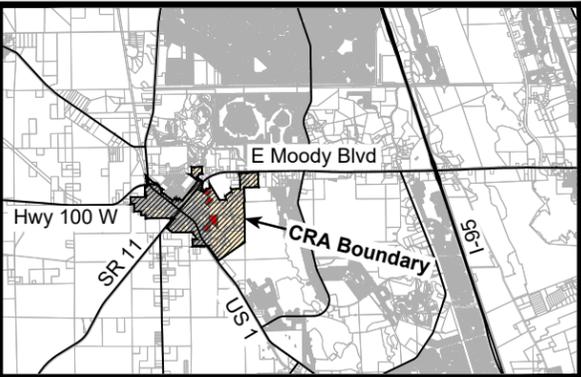
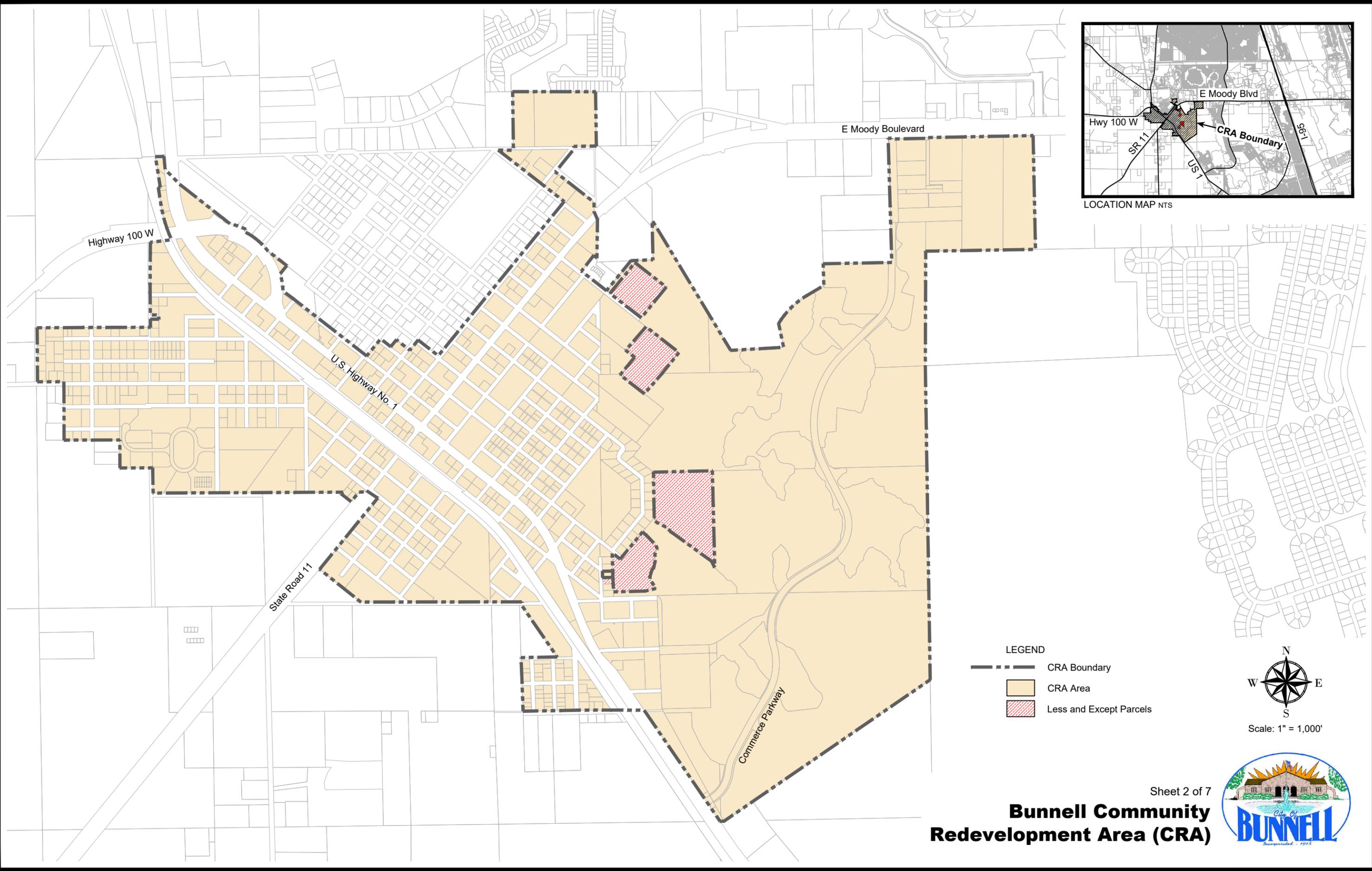


Figure 1 The Study Area



LOCATION MAP NTS

- LEGEND**
-  CRA Boundary
 -  CRA Area
 -  Less and Except Parcels



Scale: 1" = 1,000'

Sheet 2 of 7
**Bunnell Community
 Redevelopment Area (CRA)**



Commence at the intersection of Belle Terre Parkway and E Moody Boulevard, thence westerly along the southerly right-of-way line of E Moody Boulevard for a distance of 4,200 feet +/-, to the northeast corner of parcel no. 12-12-30-0650-000C0-0042, also being the Point of Beginning of the CRA Boundary; thence departing said southerly right-of-way line, bear southerly along the easterly line of parcel no. 12-12-30-0650-000C0-0042 for a distance of 1,334 feet +/-, to the southeast corner of said parcel; thence westerly along the southerly lines of parcels no.'s 12-12-30-0650-000C0-0042, 12-12-30-0650-000C0-0041, and 12-12-30-0000-00352-0031 for a distance of 1,288 feet +/-, to the southwest corner of parcel no. 12-12-30-0000-00352-0031; thence southerly along the easterly lines of parcel no.'s 11-12-30-0000-00352-0034, 14-12-30-0650-000A-0012, 14-12-30-0000-00352-0034, and 14-12-30-0650-000A0-0013 for a distance of 5,047 feet +/-, to the southeasterly corner of parcel no. 14-12-30-0650-000A0-0013; thence southwesterly along the southerly line of said parcel for a distance of 2,965 feet +/-, to the easterly right-of-way line of U.S. Highway No. 1; thence northwesterly along said easterly right-of-way line for a distance of 1,613 feet +/-, to the southwesterly corner of parcel no. 14-12-30-3750-000A0-0000; thence westerly across said right-of-way for a distance of 383 feet +/-, to the southeasterly corner of parcel no. 14-12-30-1050-00010-0120, being located on the northerly right-of-way line of Elm Avenue; thence continue westerly along said northerly right-of-way line for a distance of 1,044 feet +/-, to the southeasterly corner of parcel no. 14-12-30-0650-000C0-0051; thence northerly along the easterly line of said parcel for a distance of 628 feet +/-, to the northerly right-of-way line of an unnamed road; thence easterly along the said northerly right-of-way line for a distance of 427 feet +/-, to the southwesterly corner of parcel no. 14-12-30-0650-000C0-0053; thence northwesterly along the westerly line of said parcel for a distance of 740 feet +/-, to the northwesterly corner of said parcel; thence northerly for a distance of 40 feet +/-, to the northerly right-of-way line of an unnamed right-of-way; thence westerly along said northerly right-of-way line for a distance of 1,896 feet +/-, to the southeasterly corner of parcel no. 15-12-30-0000-020220-0020; thence northwesterly along the easterly line of said parcel for a distance of 625 feet +/-, to the southeasterly right-of-way line of State Road 11; thence northeasterly along said southeasterly right-of-way line for a distance of 1,074 feet +/-, to the northerly corner of parcel no. 15-12-30-0850-02720-0030, being located on the southwesterly right-of-way line of S Forsyth Street; thence northwesterly across State Road 11 for a distance of 162 feet +/-, to the easterly corner of parcel no. 10-12-30-0850-02710-0050; thence southwesterly along the northwesterly right-of-way line of State Road 11 for a distance of 234 feet +/-, to the southerly corner of parcel no. 10-12-30-0850-02710-0091; thence northwesterly along the westerly lines of parcel no.'s 10-12-30-0850-02710-0091 and 10-12-30-0850-02710-0090 for a distance of 148 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-02710-0090; thence northeasterly along the northwesterly line of said parcel for a distance of 27 feet +/-, to a point on the northerly line of said parcel no. 15-12-30-0000-02030-0000; thence westerly along northerly line of said parcel for a distance of 944 feet +/-, to the northwesterly corner of said parcel; thence continue westerly along the northerly right-of-way line of 11th Street, an unimproved right-of-way for a distance of 1,288 feet +/-, to the southwesterly corner of parcel no. 10-12-30-4990-00000-0040; thence northerly along the westerly line of said parcel for a distance of 293 feet +/-, to the southeasterly corner of parcel no. 10-12-30-4990-00000-0110; thence westerly for a distance of 386 feet +/-, to the southwesterly corner of parcel no. 10-12-30-4990-00000-00D0; thence northerly along the westerly line of said parcel for a distance of 330 feet +/-, to the southeasterly corner of parcel no. 15-12-30-2650-000B0-0490; thence westerly for a distance of 656 feet +/-, to the southwesterly corner of parcel no. 15-12-30-2650-000B0-0590; thence northerly for a distance of 684 feet +/-, to the southeasterly corner of parcel no. 10-12-30-5139-00000-0140, being located on the northerly right-of-way line of

Deen Road; thence westerly along said northerly right-of-way line for a distance of 309 feet +/-, to the southwesterly corner of parcel no. 10-12-30-5139-00000-0010, being located on the easterly right-of-way line of Boundry Street; thence northerly along said easterly right-of-way line for a distance of 636 feet +/-, to the northwesterly corner of parcel no. 10-12-30-5139-00000-0050; thence easterly for a distance of 1,308 feet +/-, to the northeasterly corner of parcel no. 10-12-30-0650-000C0-0130, being located on the westerly right-of-way line of Hardy Street; thence continue easterly across Hardy Street for a distance of 50 feet +/-, to the easterly right-of-way line of said right-of-way line; thence northerly along said easterly right-of-way line for a distance of 998 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01830-0011, being located on the southerly right-of-way line of State Highway 100 W; thence northwesterly along said southerly right-of-way line for a distance of 251 feet +/-, to a point on the easterly right-of-way line of the Florida East Coast Railroad; thence northerly along said easterly right-of-way line for a distance of 1,029 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01080-0000; thence easterly along the northerly line of said parcel for a distance of 100 feet +/-, to the northeasterly corner of said parcel, being located on the westerly right-of-way line of U.S. Highway No. 1; thence southerly along said westerly right-of-way line for a distance of 339 feet +/-, to the southeasterly corner of parcel no. 10-12-30-0850-01080-0000; thence southeasterly across said right-of-way for a distance of 200 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-01440-0000, being located on the easterly right-of-way line of U.S. Highway No. 1; thence continue southeasterly along the northerly line of said parcel for a distance of 750 feet +/-, to the southeasterly corner of said parcel, being located on the northeasterly right-of-way line of State Highway 100 W; thence continue southeasterly along the northeasterly line of said right-of-way for a distance of 545 feet +/-, to northwesterly corner of parcel no. 10-12-30-0850-01410-0030, being located on the northeasterly right-of-way line of State Highway 100 W; thence southeasterly along the northeasterly line of said parcel for a distance of 288 feet +/-, to the easterly corner of said parcel; thence southwesterly along the southeasterly line of said parcel for a distance of 126 feet +/-, to the southerly corner of said parcel, being located on the easterly right-of-way line of State Highway 100 W; thence southerly along said easterly right-of-way line for a distance of 203 feet +/-, to the northerly right-of-way line of a platted street, being the northwesterly extension of N Church Street; thence southeasterly along said northerly right-of-way line for a distance of 1,250 feet +/-, to the easterly right-of-way line of E Palm Street; thence northeasterly along said easterly right-of-way line for a distance of 260 feet +/-, to the northerly right-of-way line of N Pine Street; thence southeasterly along said northerly right-of-way line for a distance of 150 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-01180-0010; thence northeasterly along the westerly line of said parcel for a distance of 105 feet +/-, to the northerly corner of said parcel; thence southeasterly along the northerly line of said parcel for a distance of 150 feet +/-, to easterly corner of said parcel, being located on the westerly right-of-way line of E Pine Street; thence continue southeasterly across said right-of-way for a distance of 50 feet +/-, to the easterly right-of-way line of E Howe Street; thence northeasterly along said right-of-way line for a distance of 160 feet +/-, to northerly right-of-way line of N Cherry Street; thence southeasterly along said northerly right-of-way line for a distance of 300 feet +/-, to the westerly right-of-way line of E Lambert Street; thence northeasterly along the said westerly right-of-way line for a distance of 2,350 feet +/-, to northerly right-of-way of N Palmetto Street; thence northwesterly along the said northerly right-of-way line for a distance of 630 feet +/-, to the westerly corner of parcel no. 10-12-30-0850-0003A-0000; thence easterly along the northerly line of said parcel for a distance of 175 feet +/-, to a point on the northerly line of said parcel; thence northerly for a distance of 30 feet +/-, to the southwesterly corner of parcel no. 11-12-30-0650-000A0-0220; thence continue northerly along the westerly line of said parcel for a distance of 650 feet

+/-, to northwesterly corner of said parcel; thence easterly along the northerly lines of parcel no.'s 11-12-30-0650-000A0-0220 and 11-12-30-0650-000B0-0220 for a distance of 977 feet +/-, to the northeasterly corner of parcel no. 11-12-30-0650-000B0-0220; thence southerly along the easterly line of said parcel for a distance of 650 feet +/-, to southeasterly corner of said parcel; thence westerly along the southerly line of said parcel for a distance of 264 feet +/-, to a point on the southerly line of said parcel; thence southerly for a distance of 30 feet +/-, to the northwesterly corner of parcel no. 10-12-30-0850-00010-0000, being located on the easterly right-of-way line of E Howe Street; thence southwesterly along said easterly right-of-way line for a distance of 345 feet +/-, to the northerly corner of parcel no. 10-12-30-0850-00050-0040, being located on the southerly right-of-way line of an unnamed street; thence southeasterly along said southerly right-of-way line for a distance of 583 feet +/-, to northeasterly corner of said parcel; thence southerly along the easterly line of said parcel for a distance of 115 feet +/-, to the southeasterly corner of said parcel, being located on the northerly right-of-way line of E Moody Boulevard; thence southeasterly across E Moody Boulevard for a distance of 92 feet +/-, to northerly corner of parcel no. 10-12-30-0850-00070-0010, being located on the northerly right-of-way line of E Moody Boulevard; thence southerly along the easterly line of said parcel for a distance of 452 feet +/-, to the southerly corner of said parcel; thence northwesterly for a distance of 47 feet +/-, to the northerly corner of parcel no. 11-12-30-1175-00000-0001; thence southwesterly along the westerly line of said parcel for a distance of 230 feet +/-, to westerly corner of said parcel, being located on the northerly right-of-way line of Dr Carter Boulevard; thence southeasterly along said northerly right-of-way line for a distance of 373 feet +/-, to westerly corner of parcel no. 11-12-30-0000-10352-0034; thence northeasterly along the westerly line of said parcel for a distance of 449 feet +/-, to a corner of said parcel; thence easterly along the northerly line of said parcel for a distance of 260 feet +/-, to southeasterly corner of parcel no. 11-12-30-0650-000C0-0071; thence northerly along the westerly line of parcel no. 11-12-30-0000-10352-0034 for a distance of 460 feet +/-, to the northerly corner of parcel no. 11-12-30-0000-10352-0034; thence southeasterly along the westerly line of parcel no. 11-12-30-0650-000C0-0040 for a distance of 1,787 feet +/-, to the southwesterly corner of said parcel; thence easterly along the southerly line of said parcel for a distance of 624 feet +/-, to southeasterly corner of said parcel; thence northwesterly along boundary of said parcel for a distance of 283 feet +/-, to a corner of said parcel; thence northeasterly along boundary of said parcel for a distance of 707 feet +/-, to a corner of said parcel, being located on the westerly line of parcel no. 11-12-30-2275-002A0-0010; thence northerly along the westerly line of said parcel for a distance of 255 feet +/-, to northwesterly corner of said parcel, being located on the southerly right-of-way line of Sheriff EW Johnston Dr; thence easterly along said southerly right-of-way line for a distance of 847 feet +/-, to the easterly right-of-way line of Commerce Parkway; thence northerly along said easterly right-of-way line for a distance of 1,443 feet +/-, to northwesterly corner of parcel no. 11-12-30-2260-00000-0010, being located on the southerly right-of-way line of S Moody Boulevard; thence easterly along said southerly right-of-way line for a distance of 1,615 feet +/-, to the northeasterly corner of parcel no. 12-12-30-0650-000C0-0042, also being the Point of Beginning of the CRA Boundary.

Less and Except Parcel No.'s 14-12-30-0650-000B0-0153, 14-12-30-0000-10352-0034, 11-12-30-0650-000C0-0100, and 11-12-30-0650-000C0-0151.



A

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
Administrative														
CRA Director	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
CRA Director's Assistant	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
Consultants	CRA Plan	\$	As needed											Grants/Partnerships/City General Fund
Land Use and Urban Form														
Create Zoning Overlay-Infill/Redevelopment District	CRA Plan and ED Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Create Design Guidelines for CRA	Vision Workshop	\$\$	Short Term		X									DOS Historical Resource Grant
Amend Zoning Map - To Accommodate CRA Development Vision	CRA Plan and ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Amend FLUM	ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Business Development and Grant Programs														
Seek Potential Outside Funding Sources	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Commercial Incentives (Loans, Grants & Cash Incentives)	CRA Plan	\$\$\$	Mid Term			X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program
Automotive Row Façade Improvements	CRA Plan	\$\$\$	Long Term		X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Complete CRA Visioning Plan	ED Plan	\$	Short Term	X										COB-CRA/REDI-Regional Rural Development Grants
Flagler Central Commerce Park	Vision Workshop	\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Monthly Farmer's Market	ED Plan	\$\$	Short Term	X	X	X	X	X	X	X	X	X	X	USDA Farmer's Market Promotion Program
Recruit Businesses and Developers to CRA	CRA Plan	\$\$	Short Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Commercial Facade Program	CRA Plan	\$\$\$	Mid Term			X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Previously Identified Projects That Were Not Identified as Priorities														
Seek Public/Private Partnerships	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Financial Incentives Program	CRA Plan	\$\$\$	Mid Term							X	X	X	X	CRA-COB/EDA/OTTED/REDI Florida Oppty Fund/REDI Rural Infrastructure Fund/REDI Local Government Distressed Matching Grant
Transfer of Development Rights	CRA Plan	\$	Mid Term									X	X	Existing City Staff/COB-CRA
Interest Subsidies on Loans for Property Improvements	CRA Plan	\$\$\$	Mid Term									X	X	TIF/EDA/REDI Revolving Loan/City
Develop Marketing Plan	CRA Plan	\$\$	Short Term			X								COB-CRA/DCA HOME Program or CDBG Neighborhood Improvement program
Utilize CRA Bonding Capacity	CRA Plan	\$	Long Term						X	X	X	X	X	TIF/EDA/REDI Revolving Loan/City
Develop a Coalition of Financial Institutions	CRA Plan	\$	Short Term		X									TIF/EDA/REDI Revolving Loan/City
Downtown Beautification														
Attract People to Downtown	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA

Appendix E-Ten Year Plan-Elminating Blight

Enhance Voluntary Code Enforcement Programs	CRA Plan	\$\$	Short Term	X	X	X	X							Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Community Policing Efforts	CRA Plan	\$\$	Short Term	X	X	X	X	X						FDLE Grant programs Edward Byrne Memorial Justice Assistance Grant Program (JAG) / U. S. Department of Justice.
Previously Identified Projects That Were Not Identified as Priorities														
Signage Improvements - Business Signs	CRA Plan	\$\$\$	Short Term				X	X	X	X				CDBG
Wayfinding and Directional Signage Program	CRA Plan	\$\$\$\$	Short Term				X							FDOT Gateway Enhancement Grant
Public Art Display Program	CRA Plan	\$\$\$\$	Short Term						X	X	X	X	X	DOS Cultural Affairs General Support Grant
Affordable Housing and Housing Programs														
Residential Rehabilitation Program	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	SHIP, HOME programs
Assist the Housing Authority with redeveloping dilapidated housing	CRA Plan and ED Plan	\$\$\$\$	Mid Term				X	X	X					HOME Program/Flagler County/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct Loan-Sec 502 Loan/Rural Repair and Rehabilitation
South Side Residential Incentives	CRA Plan	\$\$\$	Mid Term						X	X	X	X	X	DCA HOME program or CDBG Neighborhood Revitalization
Previously Identified Projects That Were Not Identified as Priorities														
Assist Homeowners with Energy Efficient Retrofits	ED Plan	\$\$\$\$	Mid Term					X	X	X	X	X		Florida Res. Retrofit Program
Ad Valorem Tax Subsidy for Displaced Resident	CRA Plan	\$\$\$	Mid Term									X	X	Existing City Staff/COB-CRA/Referendum Rqd.
Mortgage Subsidy to assist Homebuyers	CRA Plan	\$\$\$	Mid Term										X	US HUD HPRP Program/Flagler County/DCF Homeless Prevention and Rapid Rehousing Grants-through Volusia-Flagler CoC Homeless Coalition/USDA Rural Development program-Rural Housing Grant/Rural Housing Direct LoanSec 502 Loan/Rural Repair and Rehabilitation
Credit Repair Program	CRA Plan	\$\$	Long Term										X	USDA-Rural Development Program
Infill & New Housing Program - Recruit Home Builders	CRA Plan	\$\$	Short Term				X	X	X	X	X	X	X	USDA-Rural Development Program
Role Model Residential Recruitment Program - Recruit Role Models through mortgage incentives	CRA Plan	\$\$\$	Long Term									X	X	USDA-Rural Development Program

Project/Activity	Source	Price Tag Range	Timeframe	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Potential Grant Funding Source
				2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
Redevelopment, Cultural and Historic Preservation														
Reuse of the old Flagler County Courthouse	CRA Plan	\$\$\$	Mid Term	X	X	X								DOS Special Category Grant
Provide Historic Preservation Grants/Loans	CRA Plan	\$\$\$	Long Term			X	X	X	X	X	X	X	X	DOS Historical Resource Grant
Bunnell Branch Library Demo, Renovation or Relocation	CRA Plan	\$\$\$\$	Mid Term				X	X						DOS Library Construction Grants,
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and Vacancies)	Vision Workshop	\$	Short Term			X								DOS Historical Resource Grant
Reuse of the Old Hospital - Crossroads Business Center - Commercial Condominiums	CRA Plan	\$\$\$\$	Mid Term			X	X	X						OTTED Catalyst Site Project
Purchase and Rehab Vacant/Dilapidated Facilities/sites	CRA Plan	\$\$\$\$	Long Term						X	X	X	X		CDBG

Establish a Historic District	CRA Plan	\$\$	Short Term						X					DOS Historical Resource Grant
Stephenson Survey Building Reuse - Cultural Facility	CRA Plan	\$\$\$	Short Term					X	X					DOS Special Category or Cultural Facilities Grant
Reuse of the Old Hospital	CRA Plan	\$\$\$\$	Mid Term					X	X	X				OTTED Catalyst Site Project
Previously Identified Projects That Were Not Identified as Priorities														
Recreational/Park Amenities	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	CDBG & FRDAP
Land Banking and Site Assembly for Large Scale Redevelopment	CRA Plan	\$\$\$\$	Long Term					X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Formalize State and Federal Brownfield programs for CRA	CRA Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Shovel Ready Projects	ED Plan	\$	Long Term		X									Existing City Staff/COB-CRA
Assist in Funding Environmental Remediation/Clean-up	CRA Plan	\$\$	Long Term						X	X	X	X	X	Brownfield Incentive if Area is Established
Streetscape														
General Streetscaping in Downtown	CRA Plan	\$\$\$\$\$	Short Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Landscape Moody Boulevard	CRA Plan	\$\$\$\$	Mid Term			X	X	X						Florida Highway Beautification Council (FHBC)
Gateway Features (N,S,E)	Vision Workshop	\$\$\$	Mid Term		X	X	X							Florida Highway Beautification Council (FHBC)
Pedestrian Amenities throughout the CRA	CRA Plan	\$\$\$\$\$	Mid Term				X	X	X	X	X	X		CDBG and safe routes to school
Transit and Transportation														
Free Downtown Trolley	CRA Plan	\$\$\$\$\$	Long Term									X	X	Rural Transit Assistance Program/Corporate Partnership
Previously Identified Projects That Were Not Identified as Priorities														
In Lieu Parking Program	CRA Plan	\$\$	Mid Term							X	X	X	X	CDBG
Purchase Air Rights for Structured Parking	CRA Plan	\$\$\$\$\$	Long Term										X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppty. Fund/REDI Rural Infrastructure Fund/EDA
Utilities														
Sanitary Sewer Retrofits - Residential and Commercial	CRA Plan	\$\$\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG
Underground Overhead Utilities throughout Downtown	CRA Plan and ED Plan	\$\$\$\$\$	Long Term			X	X	X	X	X	X	X	X	CDBG
Regional Stormwater Pond	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X					OTTED Rural Infrastructure Fund
Previously Identified Projects That Were Not Identified as Priorities														
Deen Road Infrastructure Improvements	CRA Plan	\$\$\$\$\$	Mid Term					X	X	X				OTTED Rural Infrastructure Fund

Acronyms

FDOT - Florida Department of Transportation
 DOS - Department of State
 CDBG - Community Development Block Grant
 DCA - Department of Community Affairs
 CRA - Community Redevelopment Area
 ED - Economic Development
 OTTED - Governor's Office of Tourism, Trade and Economic Development
 REDI - Rural Economic Development Initiative

SHIP - State Housing Initiatives Partnership Program
 HOME - Housing Investment Partnership Program
 RTAP - Rural Transit Assistance Program (administered by FDOT) DOHR - Division of Historical Resources
 USDA - United States Department of Agriculture
 FRDAP - Florida Recreation Development Assistance Program

Price Tag Range \$ - Lowest -> \$\$\$\$\$ - Highest



THE CITY OF BUNNELL COMMUNITY REDEVELOPMENT AGENCY (CRA)

Community Redevelopment Plan Implementation

Prepared by the City of Bunnell
June 2023

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Section One: Introduction

A. Background

Characteristics of Bunnell

Housing and Homeownership

The median value of owner-occupied housing is 150,000 to 199,999 In the City of Bunnell the homeowner ship rate is 48.7% compared to 67.4% for the State of Florida. Table 1 The median gross value of rent in City of Bunnell is \$905.00 compared to \$1,348 median gross value for the State of Florida

The population Table 2 has increase from 2018 by 7.0% in 2019. In 2020 the population increased by 7.2 However in 2021 the population decrease by -.3%. In 2022 the City of Bunnell increased by 7.4%.

Table 1 – Housing

	City of Bunnell	State of Florida
Total Housing Units	1,577.00	9,865,350.00
Owner Occupied Housing	48.7%	67.4%
Median Value of Owner-Occupied Housing	150,000-199,999	248,000
Occupied Housing Units	1,418.00	8,529,067.00
Vacant Housing Units	159.00	1,336,283.00
Median Value of Units Paying Rent	\$905.00	\$1,348.00
Median Household Income	\$30,048.00	63,062.00

**United States Census Bureau - Decennial Census 2020*

Table 2 - Population

Year	Population
2018	3,056
2019	3,271
2020	3,507
2021	3,495
2022	3,752

**United States Census Bureau - Decennial Census 2020*

What is a Community Redevelopment District?

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Districts when certain conditions exist. Since all the monies used in financing Community Redevelopment Agency activities are locally generated, Community Redevelopment Agencies are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment District include but are not limited to: the presence of substandard or inadequate structures, a shortage of contemporary housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment District to provide the tools needed to foster and support redevelopment of the targeted area.

There are currently over 200 Community Redevelopment Districts in the State of Florida. The designation is used by Florida cities of all sizes, from Jacksonville and Tampa to Madison and Apalachicola. Many familiar locations, such as Church Street in Orlando, Ybor City in Tampa, and the beachfront in Ft. Lauderdale are successful examples of Community Redevelopment Districts.

What is a Community Redevelopment Agency?

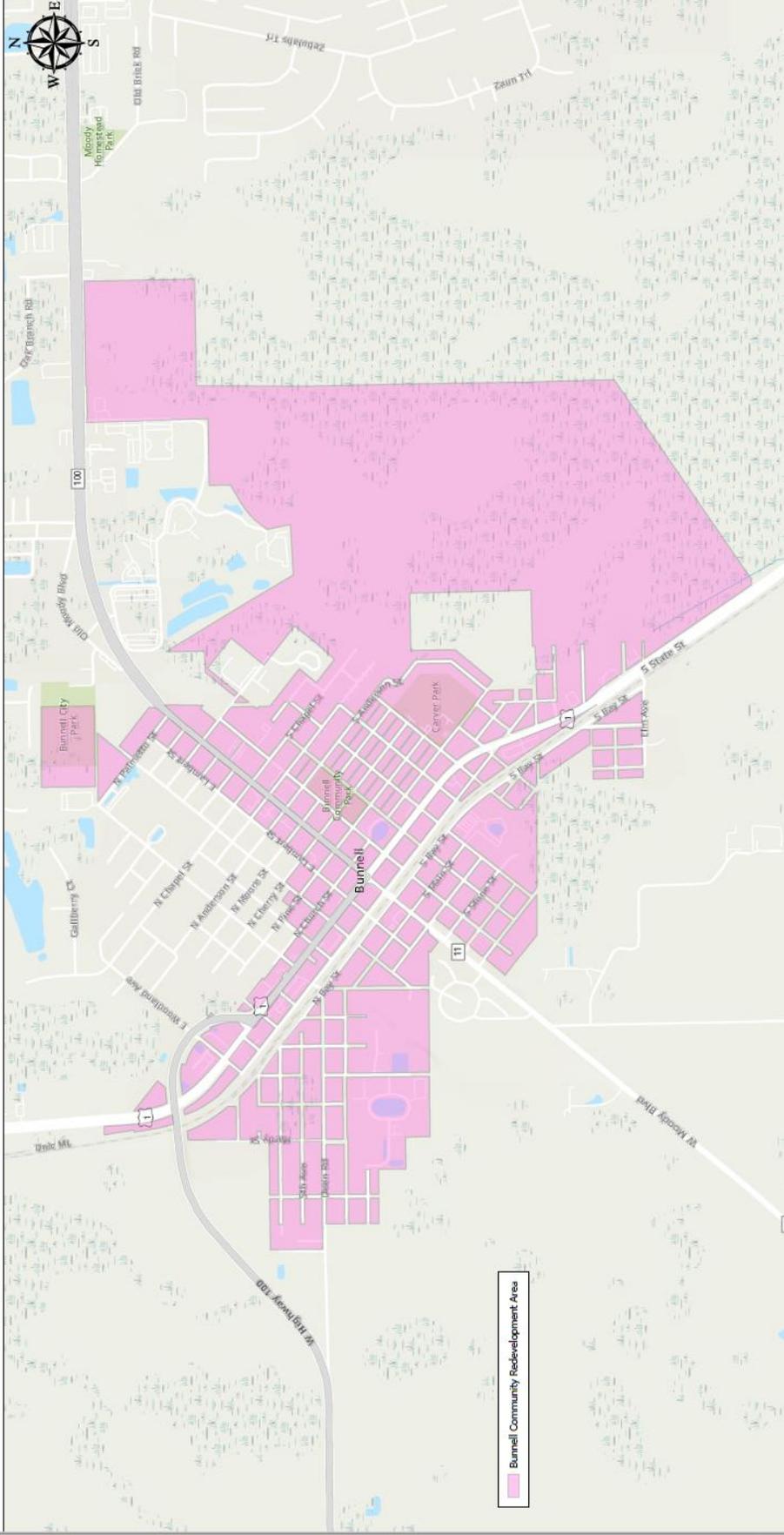
The activities and programs offered within a Community Redevelopment District are administered by the Community Redevelopment Agency. A five to seven-member Community Redevelopment Agency "Board" created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and or other individuals appointed by the local government. Although one local government may establish multiple Community Redevelopment Districts, there generally may be only one Community Redevelopment Agency Board. Each district must maintain separate trust funds and expend those funds only in that district.

What is a Community Redevelopment Plan?

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Examples of traditional projects include streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks, and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

Bunnell Community Redevelopment Area



■ Bunnell Community Redevelopment Area

Reference Scale:
225,000

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B. Preface

The City of Bunnell established the Community Redevelopment Agency, in 2007 with the adoption of Resolutions 2007-04 and 2007-10, to oversee the redevelopment activities within the Community Redevelopment Area (CRA). The CRA encompasses the downtown area, which is depicted on Map 1. The CRA is approximately 810 acres in size, which includes a large number of the City's historic structures, the City's original commercial corridor and gateways leading to the heart of the city.

All CRA's within the state are required to have a CRA Plan that outlines the characteristics of the CRA, programs and improvements to enhance the area. Bunnell's CRA Plan was completed and adopted in 2007. The plan includes the requisite information required by the state. However, the plan did not include an action plan or a list of prioritized projects.

Purpose of the Visioning and Action Plan

The purpose of the CRA action plan is to assist the CRA Board in determining prioritized projects and programs to help catalyze redevelopment activities within the CRA. This process was designed to be community driven and built on previous planning efforts and initiatives. This CRA Action Plan is intended to supplement and be a component of the 2007 Redevelopment Plan and function as an update of the 2007 CRA Plan. Additionally, this plan is formulated to be utilized as a resource guide for implementing the goals of the CRA, which includes existing CRA conditions, prioritized projects, alternative funding sources information and a conceptual timeframe for project completion.

C. BUNNELL COMMUNITY REDEVELOPMENT PLAN

The CRA Plan was drafted and adopted by the City of Bunnell in June 2007 through Resolution 2007-15. The Bunnell Community Redevelopment Agency's Tax

The Increment Trust Fund was established in 2007 through the adoption of Ordinance 2007-28. The CRA Plan is another document required by Florida Statute chapter 163.360. A CRA Plan, according to Florida Statutes, is required to have sections addressing consistency with local comprehensive planning documents, planned land acquisition, building demolition and removal, building renovation, redevelopment, improvements, zoning and planning changes and rehabilitation that may be conducted within the CRA. The CRA Plan took a toolbox approach to projects.

This approach provides a general framework for the CRA to work under rather than identifying specific projects and timeframes.

The City of Bunnell's CRA Plan provides all of the requisite detailed information as required by the state. In addition to the statutory requirements, the city conducted a visual survey (VS) during the outset of the plan creation and created a CRA advisory board to assist in the drafting of the Plan. The visual survey (VS) process utilized photograph. examples of development in other communities. The visual survey (VS) included systematic polling of participants to establish the community's preference for types of commercial and residential development, street design, parking form, and signage aesthetics.

The CRA was established in 2007. The purpose of the CRA was to generate funding based on Tax Increment Financing (TIF). This means if/when taxable value increases in the CRA area, the increase is utilized to fund improvements and projects within the CRA.

When the CRA was established, the nation was going through a major recession which caused a dramatic drop in real estate market values. The taxable threshold or value for the CRA at the time of its establishment was \$68,433,904.00.

Tax value for the CRA over the year is as follows:

Year	Tax Value	TIF Value	CRA Fund Balance
2006	\$68,433,904		
2007	\$86,384,942		
2008	\$80,816,583	\$-5,568,359	
2009	\$72,402,942	\$3,969,038	
2010	\$53,182,240	\$-15,251,664	\$23,761
2011	\$45,244,865	\$-23,189,039	\$6,032
2012	\$42,834,865	\$-25,599,039	\$2,879
2013	\$42,246,357	\$-26,187,547	\$3,716
2014	\$43,209,208	\$-25,224,696	\$3,618
2015	\$44,067,592	\$-24,366,312	\$3,618
2016	\$44,848,441	\$-23,585,463	\$3,618
2017	\$46,821,173	\$-21,612,731	\$3,623
2018	\$48,626,025	\$-19,807,879	\$3,627
2019	\$52,859,347	\$-15,574,557	\$3,631
2020	\$57,450,015	\$-10,983,889	\$3,632
2021	\$62,537,914	\$-5,895,990	\$3,639
2022	\$68,045,025	\$-388,879	\$3,646
2023	\$72,017,611	\$3,583,707	\$3,644

D. DEFINITIONS

- (1) "Agency" or "community redevelopment agency" means a public agency created by, or designated pursuant to, s. [163.356](#) or s. [163.357](#).
- (2) "Public body" means the state or any county, municipality, authority, special district as defined in s. [165.031](#)(5), or other public body of the state, except a school district.
- (3) "Governing body" means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) "Mayor" means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) "Clerk" means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:
 - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. [163.387\(2\)\(a\)](#) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of contemporary housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a community redevelopment area.

(12) "Related activities" means:

(a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to s. 163.365;

(b) The functions related to the acquisition and disposal of real property pursuant to s. [163.370](#)(4);

(c) The development of contemporary housing for residents of the area;

(d) The development of community policing innovations.

(13) "Real property" means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, and certificates of indebtedness, debentures, or other obligations.

- (15) "Obligee" means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.
- (16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.
- (17) "Area of operation" means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.
- (18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.
- (19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.
- (20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.
- (21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.
- (22) "Increment revenue" means the amount calculated pursuant to s. [163.387\(1\)](#).
- (23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.
- (24) "Taxing authority" means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment.

E. Introduction and Legal Authority

The Florida Statutes, Chapter 163, Part III, as amended requires that a redevelopment agency administering a redevelopment plan prepare and adopt an amended and/or revised implementation plan for its project area every 10 years. The principal goal of the plan is to guide the agency in the implementation of its redevelopment program to help eliminate blighting influences. In addition, the plan will be consistent with the Bunnell Comprehensive Plan and in accordance with available resources. The implementation plan is a guide, incorporating the goals, objectives, and potential activities of an agency for the five-year implementation plan period, while providing flexibility so the agency may adjust to changing circumstances, new opportunities and private participation. This document constitutes the 2023-2033 ("Planning Period"). This implementation Plan ("Plan") for the City of Bunnell Community Redevelopment (project area) is administered by the City of Bunnell Redevelopment Agency ("CRA"). This Plan outlines the programs of community revitalization, economic development, contemporary housing, community policing, neighborhood improvements and other activities for the CRA during the Planning Period.

ORGANIZATION

The Plan contains the following information:

Section I of the Plan provides a basic discussion of the requirements under law, Project Area description, background and history.

Section II summarizes the Agency's goals and objectives for the Project Area and the proposed activities and corresponding revenues and expenditures for the planning period. It also includes a description of the blighting conditions and how these conditions will be alleviated by the CRA's proposed activities.

Legal Authority: Authority to Undertake Redevelopment

This document has been prepared under the direction of the City of Bunnell Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F. S.163, and Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of contemporary housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a *"Finding of Necessity"* by the governing body. This finding must demonstrate that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the Elderly, exist in the county or municipality; and,

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such County or Municipality.

The adoption of this plan and any subsequent modification or amendments, shall follow the required procedures through public hearing and the adoption of the necessary resolutions and ordinances.

POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Bunnell to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:

- (a) The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment;
- (b) The power to grant final approval to community redevelopment plans and modifications thereof;
- (c) Prior to the approval of the community redevelopment plan or approval of any modifications of the plan, the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss;
- (d) The power to authorize the issuance of revenue bonds;
- (e) The power to acquire property deemed necessary for community redevelopment, except that the use of eminent domain (for public purpose) shall require specific approval from the City Commission;
- (f) The power to hold, improve, clear, or prepare any acquired property for redevelopment;
- (g) The power to dispose of property acquired within the community redevelopment area for uses in accordance with the plan;
- (h) The power to construct improvements necessary to carry out community redevelopment objectives;
- (i) The power to carry out programs of repair and rehabilitation;
- (j) The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities;
- (k) The power to receive and utilize tax increment revenues to fund redevelopment activities;
- (l) The power to appropriate such funds, and make such expenditures as necessary to carry out the purposes of the Community Redevelopment Act of 1969;
- (m) Other powers authorized by the Act but which the City Commission has elected **not** to Delegate to the Agency are;
- (n) The power to zone or rezone any part of the city or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period;
- (o) The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways or other places and to plan or re-plan any part of the city.

F. Project Area Background

The existing conditions for the Bunnell CRA are outlined in this section. Further detail is provided on existing land use, future land use, zoning, and environmental characteristics.

I. **Redevelopment Trust Fund Uses**

After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. [163.356](#) a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. [163.362](#)(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan.

Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to:

- a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.
- b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
- c) The acquisition of real property in the redevelopment area.
- d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. [163.370](#).
- e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes,

- or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
- g) The development of contemporary housing within the community redevelopment area.
 - h) The development of community policing innovations.

II. Relationship to Bunnell Comprehensive Plan

It is the intent of the CRA that all proposed projects and activities conform to the City of Bunnell Comprehensive Plan under the local Government Comprehensive Planning and Land Development Regulation Act. In addition, to the Comprehensive Plan, all projects will comply with the regulations set forth in the City's Zoning and Land Development Code, Design Guideline Manual and the City-Wide Master Plan.

The City-Wide Master Plan is intended to provide a vision for future developments to control the growth taking place within the City. Any redevelopment projects that take place within the CRA will be planned in accordance with the Master Plan to promote a vibrant sustainable and pedestrian- friendly environment.

What is a Comprehensive Plan?

City government provides many important services, but one function stands apart in its impact on future generations, the authority to engage in community planning. Comprehensive Plans adopted and enforced by current officials affect the future layout and landscape of the city for many years to come. Whether it is the development or preservation of open space, or the redevelopment and revival of existing properties, what a community will look like dozens of years from now depends on decisions made today.

A Comprehensive Plan is an expression of the community's vision for the future and a strategic map to reach that vision. Comprehensive Planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. Therefore, the Comprehensive Plan helps:

- Preserve important natural resources, agricultural land, and other open lands;
- Create the opportunity for residents to participate in guiding a community's future;
- Identify issues, stay ahead of trends, and accommodate change;
- Ensure that growth makes the community better, not just bigger;
- Foster sustainable economic development;
- Ensure more efficient and cost-effective infrastructure and public services;
- Provide an opportunity to consider future implications of today's decisions;

- Protect property rights and values;
- Enable other public and private entities to plan their activities in harmony with the City's plans.

A Comprehensive Plan sets forth a vision and goals for a city's future, and provides the overall foundation for all land use regulations in the City. State law encourages all cities to prepare and implement a Comprehensive Plan. The adopted City of Bunnell Comprehensive Plan outlines the vision and goals of the community through 2035.

The Comprehensive Plan includes a land use plan that lays out the desired timing, location, design, and density for future development, redevelopment, or preservation. Components of Comprehensive Plan typically include or address:

- An overview of existing conditions in the community;
- Vision and Guiding Principles for the future;
- Future Land Use;
- Economic Development and Housing;
- Water Resources;
- Transportation and Mobility;
- Parks, Recreation, and Open Space;
- Urban Design and Community Character, and
- Implementation Strategies

Once adopted, the City actively consult the plan, periodically review it for consistency with current policies and practices, and recommend amendments whenever necessary. State law provides that Comprehensive Plans shall be implemented through zoning, subdivision regulations, coordinated public improvements and city services, and a capital improvements program.

The City of Bunnell last prepared a Comprehensive Plan in 2022. A lot has changed since that time and a number of smaller planning initiatives have occurred or underway as well. We will be incorporating the more recent planning efforts into projects underway at this time and to come.

What is a Community Redevelopment Area Plan?

Under Florida law (Chapter 163, Part III, Community Redevelopment Act), local governments are able to designate areas as Community Redevelopment Areas (CRA) when certain conditions exist. Since all the monies used in financing CRA activities is locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government Comprehensive Plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of contemporary housing (known in Bunnell as Contemporary Housing), inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare Finding of Necessity, if the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area. This is offered due to the state recognizes that areas in decline become a burden to local governments and that the decline affects multiple aspects of the community. As a result, areas in decline generate less in taxes because of the lower property values, yet often require more services from the municipality.

In short, the CRA is a specifically focused financing tool for redevelopment. Community Redevelopment Plans do not increase tax rates. CRAs does not change Zoning or Land Uses. The CRA acts officially as a body distinct and separate from the governing body, even when it is the same group of people. The CRA is term limited to 40 years or less as established by governing body.

As part of our efforts to revitalize and improve our community, the City of Bunnell has created a Community Redevelopment Area (CRA) plan as an independent special district to fund Capital Improvement Projects, Economic Incentive Programs, Beautification Projects and Partnership Opportunities.

How does the Community Redevelopment Plan relate to the City-Wide Comprehensive Plan?

Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document, which is evaluated and may be amended on a regular basis, as necessary, in order to accurately reflect changing conditions and community objectives.

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. In order to remain current in the fast-paced, northeast Florida gem. The Community Redevelopment Plan is amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To

maintain consistency with the City's Plan a two-tiered approach is used during the amendment process.

The first step in the process is an administrative determination by the City Manager, or his designee, as to whether the proposed amendment is procedural/technical (e.g. changes to dates, amount of project funding, updates, etc.) or substantive, (adoption of a new program). Under the former determination the amendment would first be reviewed by the Local Planning Agency (Planning, Zoning and Appeals Board) for determination of consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time-consuming process, the Community Redevelopment Plan will not typically be completely assimilated into the Comprehensive Plan.

Those portions of the CRA Plan and subsequent amendments which involve only the resources of the CRA will not be included within the City's Comprehensive Plan. However, whenever significant City Participation is a part of a CRA project and such participation has not been addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the City. Generally, it will be necessary to amend the Comprehensive Plan in order to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written.
- To provide City financing, or financial assistance, to projects identified in the CRA Plan which are not already in the Comprehensive Plan; and
- To reassess and modify existing policies in the Land Use Element calling for joint CRA/City Participation.

It is anticipated that implementation of some of the Community Redevelopment Agency's programs will require City financing or financial assistance. Redevelopment projects that are dependent upon changes in Land Use, Zoning designations, or amendments to the Land Development Code Regulations may be delayed until the City can make the required changes.

III. Management and Implementation of Plan

The first step is to determine if a specific geographic area constitutes blight conditions. Blight conditions are defined by the state statutes as “an area in which there are a substantial number of deteriorated, or deteriorating structures in which conditions, as indicated by government-maintained statics or other studies, are leading to economic distress or endanger life or property” The document is referred to as the Finding of Necessity and / or Blight Study. In 2007, the City of Bunnell engaged in the Finding of Necessity process and determined the area generally in and around the original core of the City, or downtown, as the area demonstrating blight conditions. The area determined by the Finding of Necessity became the CRA boundary, which is shown on Map 1. The approximate size of the CRA boundary is 810 acres.

During the Finding of Necessity process, the CRA Advisory Committee met regularly on a monthly basis. The committee was the guiding force for the adoption of the 2007 Bunnell CRA Redevelopment Plan. The Finding of Necessity and CRA Board Creation Resolution (Resolution No. 2007-04) was adopted in March of 2007.

IV. Restrictive Covenants and Improvement Incentives

The CRA and the City of Bunnell will use the following legal and regulatory means to promote the redevelopment of the CRA area:

- a) Restrictive covenants are required when City lots are donated for development of affordable, owner-occupied housing. These covenants require the recipient of the lot to meet Bunnell low- and moderate-income qualification and the lot must be developed within a time certain or will revert to the City of Bunnell or the CRA, as appropriate.
- b) The CRA will encourage the city to waive certain City liens against lots coming to the City of Bunnell through donation or foreclosure in order to facilitate the use of these lots for construction of owner-occupied contemporary housing.
- c) The city will continue to assist business in obtaining license and permits for expansion of location within the City.

V. Provision of Time Certain & Severability

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration or commitment of up to, but not exceeding thirty (30) years after the fiscal year in which the CRA Plan is approved, adopted or amended by the City Commission, per Section 163.362 (10) and Section 163.361, F.S.

VI. Ensure Financial Accountability

The CRA shall maintain adequate records for an annual audit which shall be conducted by an independent auditor. The findings of the audit shall be presented at a meeting of the City Commission/CRA Board of Director and such findings shall be forwarded to the State Auditor General's Office by March 31st of each year for the preceding year which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the CRA Annual Report and shall be provided to the City for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Report.

VII. Existing Land Use

1. Existing land uses are those uses that currently exist on each parcel within the CRA. Each parcel is unique, in that a Department of Revenue (DOR) code is assigned to each parcel, which provides the present dominant use of the property as shown on MAP 2. Vacant property accounts for the largest use within the CRA, which is approximately 65% of the total area. The existing land use distribution for the CRA can be found in Table 1.

Table 1: Existing Land Use

Land Use	Acres	Percent
Commercial	32.56	4%
Office	26.08	3%
Industrial	34.61	4%
SFR	76.94	9%
MFR	7.24	1%
Public	101.99	13%
Vacant	529.77	65%
Water (Lake Lucille)	3.39	0%
Total	812.59	100%

Source: City of Bunnell, 2011

2. Future Land Use

Future Land Use designations are derived from the City's adopted Future Land Use Map contained in the adopted Comprehensive Plan. The designated use for each parcel is the projected use for the next 10 to 20 years as displayed on Map 3. The predominant Future Land Use (FLU) designation within the CRA is the Commercial category, which comprises approximately 144 acres. The second largest FLU designation is Industrial, which totals approximately 120 acres. The remaining FLU distribution within the CRA is contained in Table 2.

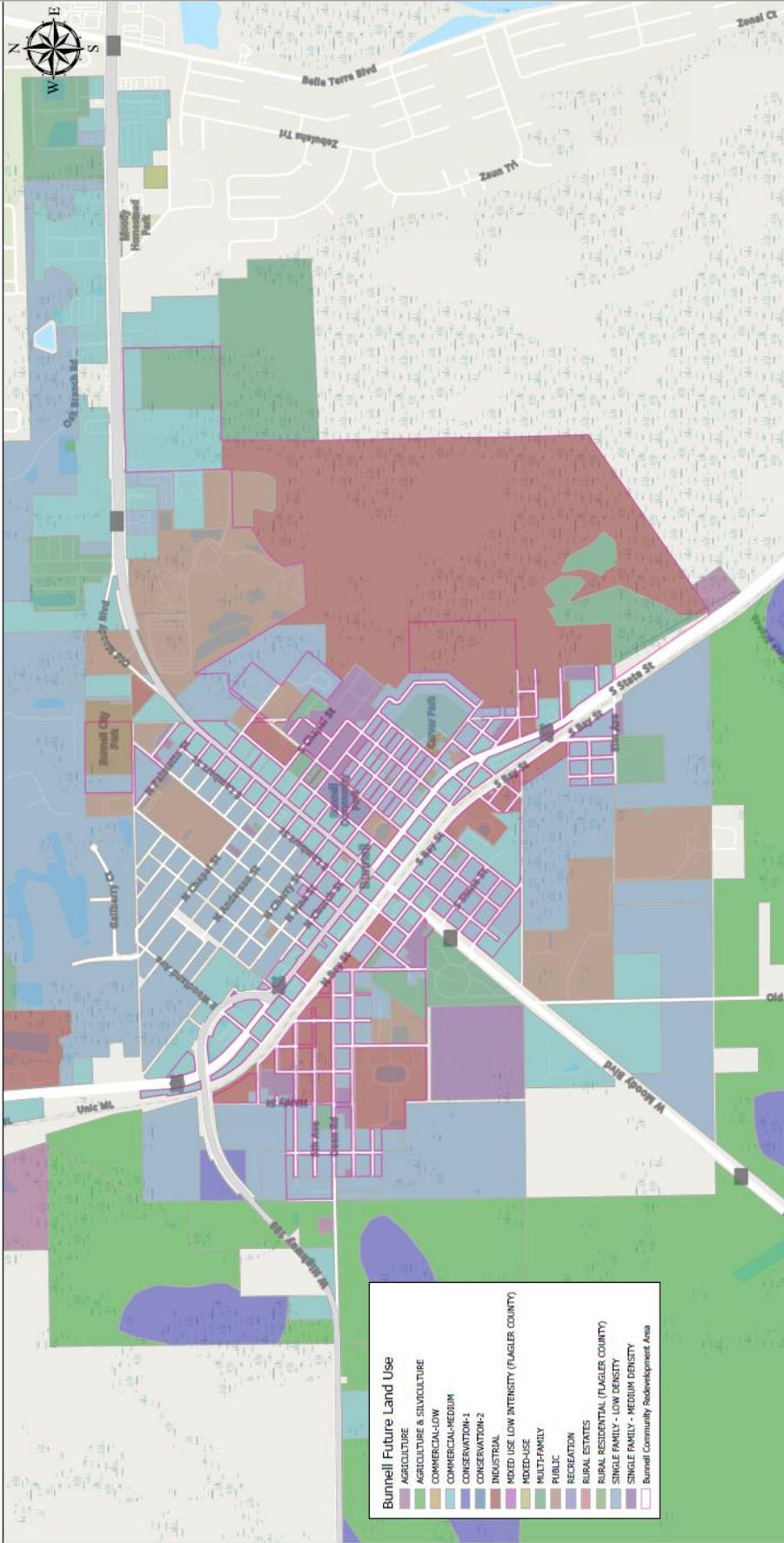
Table 2: Future Lane Use

Future Land Use Category	Acres	Percent
Commercial	143.77	18%
Flood Prone Area	37.29	5%
Industrial	120.64	15%
Mobile Homes	0.11	0%
Multi-Family	36.85	5%
Public	22.20	3%
Recreation	4.68	1%
Single Family - Low Density	112.72	14%
Single Family - Medium Density	27.35	3%
Single Family - Vacant	40.96	5%
Undefined	2.50	0%
Wetlands	262.05	32%
Total	811.13	100%

Source: City of Bunnell, 2011

Bunnell Future Land Use

0 0.15 0.3 0.6 Miles



Bunnell Future Land Use	
[Green]	AGRICULTURE & SILVICULTURE
[Light Green]	COMMERCIAL-LOW
[Light Blue]	COMMERCIAL-MEDIUM
[Light Purple]	CONSERVATION-1
[Light Green]	CONSERVATION-2
[Light Blue]	INDUSTRIAL
[Light Purple]	MIXED USE LOW INTENSITY (FLAGLER COUNTY)
[Light Green]	MIXED USE
[Light Blue]	MULTI-FAMILY
[Light Purple]	PUBLIC
[Light Green]	RECREATION
[Light Blue]	RURAL ESTATES
[Light Purple]	RURAL RESIDENTIAL (FLAGLER COUNTY)
[Light Green]	SINGLE FAMILY - LOW DENSITY
[Light Blue]	SINGLE FAMILY - MEDIUM DENSITY
[Light Purple]	SINGLE FAMILY - HIGH DENSITY
[Light Green]	Bunnell Community Redevelopment Area

Reference Scale:
15,000

Esri Community Maps Contributors, Flagler County, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

3. Zoning

A zoning district provides the development regulations to each property, as illustrated on Map 4. The zoning district is typically consistent with the Future Land Use Map. The regulations are specific to each district and include setbacks, building height, permitted uses, impervious surface ratios and other requirements for development. The CRA includes 7 zoning districts and an undesignated category, which is an area that has not been given a zoning classification. As shown in Table 3, the Light Industrial (L-1) zoning district comprises over half of the CRA at approximately 413 acres. The next largest zoning district within the CRA is the Business category that includes the B-1 and B-2 districts, which accounts for approximately 158 acres.

Table 3: Zoning

Zoning District	Acres	Percent
Business (B-1)	127.36	16%
Business (B-2)	30.69	4%
Light Industrial (L-1)	415.52	51%
Multi-Family Residential (R-2)	39.77	5%
Multi-Family Residential Zero Lot Line (R-3)	1.58	0%
Office, Medical & Related Service (O-1)	8.68	1%
Public (P)	38.24	5%
Single – Family Residential (R-1)	92.78	11%
Undesignated (ND)	56.93	7%
Total	811.57	100%

Source: City of Bunnell, 2011

4. Wetlands

Wetlands are prevalent in Flagler County extending across much of the county landscape. The City of Bunnell and the CRA also contain wetlands throughout each boundary, as shown on Map 5. The CRA includes approximately 268 acres of wetlands, which accounts for approximately 1/3 of the CRA total area. The majority of those wetlands are present along the eastern portion of the CRA, where an extended system continues to Palm Coast, Flagler County Airport and the Intracoastal Waterway.

Wetland Mitigation may be a necessary measure to maximize the development potential of some of the properties with wetlands present. There are three options for wetland mitigation banking available to the CRA as described below.

Utilization of Mitigation Banks and Programs

Although minimizing negative environmental impacts should always be the first priority, one of the tools available to mitigate the impact of potential development of wetland areas are mitigation banks. By purchasing available credits from the mitigation banks that service the CRA area, developers may mitigate the impacts associated with the development of wetlands. The CRA is in the Crescent Lake mitigation basin. The mitigation areas that service the CRA are: the Barberville mitigation bank; the Brick Road mitigation bank and the Fish Tail Swamp mitigation bank. The following table, Table 4, details the mitigation banks credits availability, uses, and current contact information.

Wetland mitigation bank allow developers to buy wetland credits for wetlands that are going to be disturbed or destroyed during the development process. They allow a developer to maximize the use of their site. Because mitigation bank credits are created prior to impacts, purchasing credits from a mitigation bank decrease permitting time. The cost is often lower than acceptable alternatives. Regulatory burden and risk are passed from the developer to the mitigation bank. Regulatory officials favor mitigation banks due to the consolidation of project parcels to make monitoring easier for strained agencies.

The Department of Environmental Protection, U.S Army Corps of Engineers and St Johns River Water Management District are the regulatory agencies regarding wetland mitigation banking for the State and region. These agencies are charged with permitting the mitigation bank through rigorous environmental engineering and coordination. Credits are purchased through the mitigation bank which closely cooperates with the three agencies that monitor the allocation of credits being distributed.

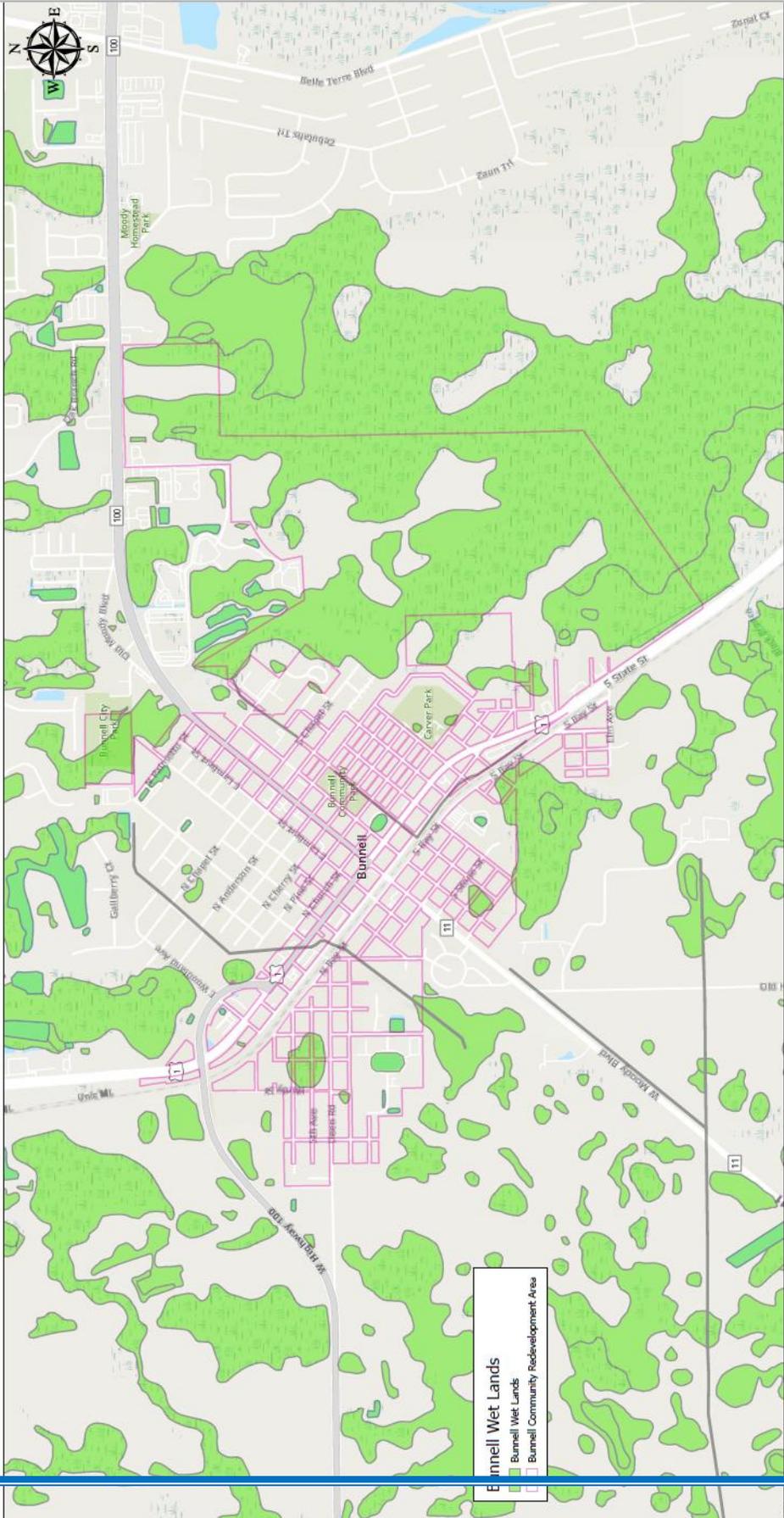
Table 4: Wetland Mitigation Bank Information

Mitigation Bank	Currently Available Credits	Uses	Contact Information
Barberville	61.07	Freshwater wetlands, uplands	Mr. Tom Roberts Regional Science Manager res.us RES 116 E. Indiana Ave. DeLand, FL 32724 Email: troberts@res.us Phone: (386) 734-1950 Cell Phone: (407) 399-0521 Fax: (386) 734-1952
Brick Road	501.22	Freshwater wetlands	Mr. William (Bill) Schroeder - Sponsor Mitigation Development Services, LLC 9995 Gate Parkway North, Suite 330 Jacksonville, FL 32246 Email: bill@mitigationdev.com Phone : (904) 421-3265 Cell Phone: (904) 536-3386
Fish Tail Swamp	860.14	Freshwater wetlands	Mr. William (Bill) Schroeder - Sales POC Mitigation Development Services, LLC 9995 Gate Parkway North, Suite 330 Jacksonville, FL 32246 Email: bill@mitigationdev.com Phone: (904) 421-3265 Cell Phone: (904) 536-3386

Source: Army Corps of Engineers, Regulatory In-Lieu Fee and Bank Information Tracking System, 2022

Appendix G-Wetlands Map

Bunnell Wet Lands



Bunnell Wet Lands

- Bunnell Wet Lands
- Bunnell Community Redevelopment Area



Referen
15,000
Scale:

Esri Community Maps Contributors, Fladler County, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

5. Flood Zones

Similar to wetlands, 100- year floodplains or food zones are prevalent in Flagler County extending across much of the county. The City of Bunnell and the CRA also exhibit 100-year floodplains throughout each boundary, as displayed on Map 6. The CRA contains approximately 350 acres of land within Flood zone A, which is considered the 100-year floodplain. Developed properties within the 100-year floodplain are required to have flood insurance to cover property damage resulting for a storm event.

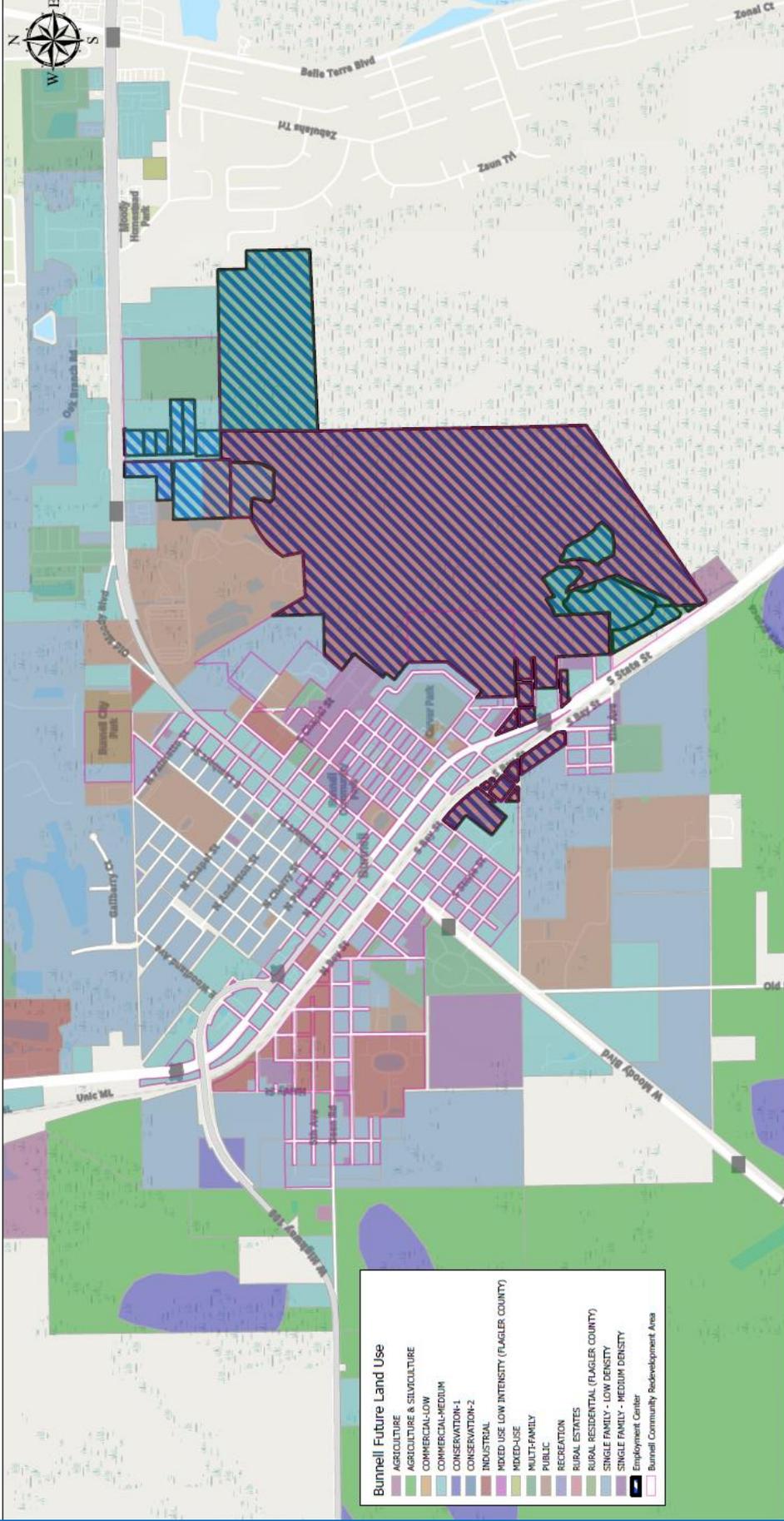
Table 5: Flood Zones

Flood Zone	Acres
A (100-Year Floodplain)	350.05

Source: Federal Emergency Management Agency, 2011

Bunnell Future Land Use & Employment Center

0 0.15 0.3 0.6 Miles



Bunnell Future Land Use

[Green]	AGRICULTURE
[Light Green]	AGRICULTURE & SILVICULTURE
[Light Blue]	COMMERCIAL-LOW
[Light Purple]	COMMERCIAL-MEDIUM
[Light Green]	CONSERVATION-1
[Light Blue]	CONSERVATION-2
[Light Purple]	INDUSTRIAL
[Light Green]	MIXED USE LOW INTENSITY (FLAGLER COUNTY)
[Light Blue]	MIXED-USE
[Light Purple]	MULTI-FAMILY
[Light Green]	PUBLIC
[Light Blue]	RECREATION
[Light Purple]	RURAL ESTATES
[Light Green]	RURAL RESIDENTIAL (FLAGLER COUNTY)
[Light Blue]	SINGLE FAMILY - LOW DENSITY
[Light Purple]	SINGLE FAMILY - MEDIUM DENSITY
[Light Green]	Employment Center
[Light Blue]	Bunnell Community Redevelopment Area

Reference Scale:
1,000

Esrri Community Maps Contributors: Flagler County, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

G. Current CRA Conditions

The City of Bunnell Community Redevelopment Area (CRA) was established in 2006/2007. During the time when the City was going through the CRA visioning process and actual adoption/creation, the property market and national economy were experiencing booms. Then from 2008 to 2009, the United States experienced the worst economic downturn since the Great Depression. This is often referred to as the Great Recession as domestic product declined 4.3%, the unemployment rate doubled to more than 10%, home prices fell roughly 30% and at its worst point, the S&P 500 was down 57% from its highs. The Great Recession affected the ability of the Bunnell CRA to be effective and begin actual operations. It took until 2023, sixteen years later, for the Bunnell CRA to see any funding becoming available. This long delay in getting actual CRA dollars to feasibly fund projects since the adoption of the initial plan has created the need to revise the Bunnell CRA plan.

Community Development

Projects

Land Development Code

City of Bunnell's Comprehensive Plan-Why Are Updates Necessary?

The City of Bunnell's Comprehensive Plan (sometimes referred to as a Comp Plan) is the long-range framework for the planning of activities that affect the local government. It's the City's, "Journey Map" for guiding future actions. It is the foundation upon which all land use decisions in the City are based.

The principles and strategies contained in the City of Bunnell's Comprehensive Plan are expressed through goals, objectives, and policies, which inform the City's decisions. The Comprehensive Plan ensures that the City is prepared to meet challenges today and in the future.

The City's policies should provide for sound land use planning. This includes the provision of public services and infrastructure to maintain, and where necessary improve, the City's natural and built environments and resident's quality of life. The Comp Plan's alignment with the City's vision is critical as it provides the means by which to achieve its goals. More specifically, the Comprehensive Plan serves the following purposes for the City:

- The Comprehensive Plan provides continuity across time and gives successive public bodies a common framework for addressing land use issues.
- It is the means by which a community can balance competing public and private interests, including those full-time residents, and the business community.
- The Comp Plan allows the City to guide development in a way that protects valued natural resources, including wetlands, and other sensitive environments that are significant to the City of Bunnell.
- It provides guidance for shaping the appearance of the community. The Plan should put forth policies that foster a distinctive sense of place while maintaining and enhancing the community character.
- It promotes sustainable land uses that provide for the needs of the community and is flexible over time. It's about "Progressing Forward" by evolving the ways that citizens live, work, learn and play.
- It provides justification for decisions on a factual and objective basis and lays the groundwork for land use regulations.
- Perhaps more importantly, through public dialogue, the Plan expresses the citizenry's collective vision for the future.

The Comprehensive Plan is a living document that is updated to respond to changing conditions relating to population, the environment, and the economy. The process of developing and updating the Plan is an effort that requires compiling and analyzing new data, jointly developing critical issues and supportive strategies, and amending the Goals, Objectives and Policies.

When assessing the current Comprehensive Plan, the conclusions are:

- 1) The Comprehensive Plan must be amended to reflect changes in state requirements since last update, particularly the sweeping changes regarding Contemporary housing, known as the Live Local Act;
- 2) Many policies are out of date and have been accomplished or should be redirected to address current needs; and
- 3) Trends and conditions in the City of Bunnell suggest updates to the Elements would strengthen the community vision, as well as the City's implementation efforts.

The recommendations in this Comprehensive Plan Framework are focused on achieving the City's desire to maintain and improve the high quality of life within the community of Bunnell.

Additionally, 163.3177, F.S. the local Comprehensive Plan is required to meet a number of state statutes, which includes this particular one. The reference statutes require the comprehensive plans provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitment to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

City of Bunnell's Land Development Code-Why Is there A Rewrite Necessary?

Bunnell is a creative, vibrant, and lively city. **Bunnellens** treasure unique neighborhoods and small businesses, celebrate diversity ideas and strive to protect the natural resources. **Bunnellens** aspire to be a community that is affordable and accessible to all and maintains the distinctive character and lifestyle that have made Bunnell a great place to live, learn, work, raise a family and play.

The City's rapid growth has presented both great opportunities and challenges to realizing the aspiration of Bunnellens. Along the way, there has been conversions of the Land Development Code (LDC) to best embrace the opportunities and tackle challenges to ultimately follow the vision of the Comprehensive Plan, which help guide the future. Take this opportunity to imagine Bunnell lay out under current opportunities and pressure of rapidly growing city. Well, in order to achieve the goals in that Bunnell Imagine, the city's Land Development Code (LDC), which is the rules and process that regulate where and what type of development may occur must be updated. The existing code, written in 1991, which has been amended many times over the years, is too complex, and does not allow **Bunnellens** to create the city they want. However, Bunnell's current Land Development Code (LDC) is an extremely detailed, dense, and complicated document created over the last 23 years. The most visible and critical issue in the city's LDC is that the code structure and organization is overly complicated, not well coordinated, and does not meet modern-day best practices in code writing layout. A more in-depth analysis demonstrates that the 19 base zoning districts, which are the foundation of the overall system, have been ineffective in creating a high-quality, compatible built environment in the City of Bunnell, especially as development pressures have grown and the demand for walkable urban living has increased.

The ineffective base zoning districts have led to the creation of layer upon layer of supplemental regulations, in the compatibility standards. This complexity in combination with the length of the process and some of the specific regulations, has hindered small-scale, incremental adaptive reuse projects and the incubation of small local businesses. In addition, none of the base zoning districts allow or encourage diverse, small footprint *Missing Middle* housing types, which are necessary for Bunnell to meet its affordability goals. This ultimately has led to a development review and entitlement process that is highly complicated. Below are the top issues identified with the requirements in the current Land Development Code:

1. *Ineffective Base Zoning Districts*

As mentioned earlier Bunnell has 19 base zoning districts, which is comparable to cities of similar size: however, with 1 additional different variation. Bunnell has many possible combinations of various base zoning districts. The entire City is regulated simply by the original base zoning districts without any sort of overlay or combining district. Both of these are clear signs that the existing base zoning districts are not addressing desires of the neighborhoods for harmonious development, nor are they responding to the current and growing demand for infill and redevelopment of the City of Bunnell.

2. *Competing Layers of Regulations*

In order to address the deficiencies of the base zoning districts, new standards, including Combining Districts, Compatibility Standards, Vertical Mixed Use, new procedures and land-use regulations have continuously been added since the last code update in 2022 and have not been coordinated very well with existing content and document structure. This has created a Land Development Code with so many layers of regulations it is very difficult to understand and administer. That being said, each of these layers has good intent and generally good content and/or regulations. Ultimately, the document and these different layers could be coordinated, consolidated, and restructured.

3. *Complicated “Opt-In, Opt-Out” System*

The idea of making sure that regulations are relevant for a specific neighborhood is an appropriate consideration. However, the a-la-carte system used in Bunnell of hand-picking individual pieces of the zoning code has overcomplicated the system from an administration and general usability standpoint.

4. *Lack of Household Affordability and Choice*

The City of Bunnell faces a significant challenge when tackling the well-documented growth demand for housing affordable to a large segment of the residents. Though the City and its private and nonprofit partners have made considerable progress on a number of fronts, the LDC could better assist in reducing codes and enabling the creation and preservation of more quality contemporary housing units. The current regulations and processes could be revised to help lower development cost, encourage density in appropriate locations, and promote the development of contemporary housing in more neighborhoods.

5. *Auto-Centric Code*

The LDC is centered around the automobile and is compromising the character of Bunnell’s communities and not achieving the goals of the City’s Adopted Comprehensive Plan.

There are three (3) primary issues related to Bunnell’s off-street parking regulations, mostly found in Chapter 34, Division 2, Off-Street Parking and Loading:

- a. High parking requirements are prohibiting compatible, small-scale infill development in appropriate places;
- b. Large amounts of off-street parking are being to chip away at, and compromise the character of , the communities throughout the city; and
- c. The regulations are encouraging the creation of auto dependent density.

6. LDC Not Always In Line With The City of Bunnell Comprehensive Plan

The City of Bunnell Comprehensive Plan established a detailed Vision for Bunnell 15 years in the future and defined priorities to provide a structure and direction for implementation of the plan.

Many of these priorities are directly linked to the Land Development Code (LDC), and other are, at minimum, indirectly affected by the code. A key finding is that the current Land Development Code does not proactively implement the City of Bunnell Comprehensive Plan and in some cases hinders realization of the plan.

7. Lack of Usability and Clarity

As is true with any zoning code of similar age, the many years of additions of new regulations and procedures has made the LDC and supporting documents inconsistent, hard to understand, and extremely difficult to use. The primary issues are:

- a. Inconsistent hierarchy, structure, and locations of information;
- b. Non-user friendly and out-of-date layout, including a lack of graphics; and
- c. Inconsistent use of terminology and conflicting information.

8. Ineffective Digital Code

An effective online digital zoning code can be a tool to improve the usability and clarity of an LDC. Bunnell’s online code, like many other cities around the United States, is outdated and unrefined, and actually make the LDC harder to understand and use. The issues with the digital code range from big picture issues related to format and user interface, to smaller issues like layout, basic page format, and lack of clarity for the user.

Currently, the Department of Community Development is working on a Phasing plan to switch the LDC into a Unified Development Code in means of addressing some of the issues raised and observed over the last year.

9. Code Changes Adversely Affect Department Organization

Community Development review’s organizational structure and the physical arrangement of the workspace. However, the LDC’s multi-layered system lacs a “by-

right” discipline and Bunnell’s frequent, customized code amendments often contribute to and compound administrative complexity. The LDC’s expanding complexity over the years combined with Bunnell’s booming development activity have exponentially increased demands on Community Development and other city department’s involved in the Development Review process in terms of organizational structure, position level (and required skills), workspace efficiency, and ability to effectively implement adopted plans. Moreover, most departments work autonomously and focus on individual issues and requirements. Without centralized decision-maker to sort through conflicting priorities, the system lacks clear coordination and efficiency.

10. Incomplete and Complicated Administration and Procedures

Stakeholders and staff identified the length of time it takes to obtain approvals and the lack of predictability in the entitlement process as key issues with the existing LDC. For development regulations to be most effective, the review process must be transparent and efficient. To achieve transparency and efficiency, the entitlement process should be easy to navigate, application requirements should be clear, permit cycle times should be consistent, and the process should be streamlined to the extent possible.

A lengthy and unpredictable review process is not only the result of complicated procedures, but also the outcome of complex development standards themselves. An indication of an inefficient and outdated regulatory system in the city is the use of conditional overlays and the number of applications requesting a rezone. In 2022, the City Commission started the approval of over 200 rezoning applications prior to subdivision or site plan approval.

To realize a more sustainable future for current and future Bunnellens, the City of Bunnell Comprehensive Plan, set forth the core principles for action:

- a. Grow as compact, connected city
- b. Integrate nature into the city
- c. Provide paths to prosperity for all
- d. Develop as an affordable and healthy community
- e. Sustainability management water, energy and other environmental resources
- f. Think creatively and work together.

Final thoughts are that the City of Bunnell’s current Land Development Code (LDC) and its supporting infrastructure are complicated and the result of many years of incremental changes and additions. This overview is with the intent to explain the evaluation of current efficient and effectiveness of the code, how well the Land Development Code is equipped to implement the City of Bunnell’s Comprehensive Plan, and provide as assessment of usability and clarity. Even though attempts have been made in the past to make this ineffective zoning system work to both create compatible development and to respond to the

growing demands for development in Bunnell, the current LDC does not possess the tools needed to effectively meet these goals.

As a starting point, the code has a weak foundation: The group of existing base zoning districts are ineffective and they are not context specific, treating all areas of Bunnell the same even though they have developed in different patterns and with different characteristics over time. The response to this ineffectiveness was the creation of the 19 districts and other supplemental regulations, such as the Compatibility Standards, that were necessary to attempt to ensure compatible development, but that created an overcomplicated system. The current code is too blunt of an instrument to regulate context sensitive infill and housing types that can help Bunnell meet its growing need for household affordability.

In addition, the current LDC is complicated to use, lacks clear organization, and lacks graphics that can effectively communicate the intent of regulations. This ultimately leads to frustration for both users and administrators. These issues are exacerbated by an online code with a poorly designed user interface that increases rather than reduces that frustration. In the following months the Community Development team will establish an outline of the general direction for revising the LDC. With the understanding, some of the content of specific regulations may be changed.

Economic Development

Economic Development is the number one priority for The City of Bunnell. The Board shares a unified commitment to attract new business development, to expand and diversify the tax base, and create jobs for residents. Success in economic development ensures The City of Bunnell's long- term financial ability to provide ongoing quality services and infrastructure and preserve the quality of life for its residential and corporate citizens. The City needs to diversify and expand the tax roll.

Projects

Implementing the Business Incentive Programs

Historic Preservation

To safeguard the existence and appearance of historic elements of the community, such as, houses, commercial and industrial buildings, Courthouses, barns, bridges, monuments – any man-made structure that has some historical value or significance to Bunnell.

Projects

The restoration of Historic Coquina City and the Historic Flagler County Courthouse. To create a historic corridor.

Infrastructure Department

The City of Bunnell is anticipating substantial growth in the next 7 years. This is a trend that is expected to continue in the future 20 year build out horizon. The opportunity for growth in Bunnell has highlighted the importance for a plan for improvement and expansion related to infrastructure.

Projects

Water Master Utilities

Improving deficiencies within water master utilities is crucial for ensuring access to clean and reliable water for city residents. WTP and PWS improvements are needed to ensure that the future potable water demands can be met. Investments should be made to upgrade and maintain water infrastructure, including pipelines, treatment plants, pumping stations, and storage. Investing in modern technologies and equipment can increase efficiency and reduce water losses. Infrastructure improvements can make significant progress in improving deficiencies within its water master utilities, leading to more sustainable, resilient, and reliable water management for its residents and businesses.

Rehabilitation and construction of additional production wells is of “high priority” to the city. The city’s raw water issues are two-fold. The first dilemma is that there is an inadequate supply of reliable potable water due to the limited number, age, and condition of the existing wells. Further, the City’s well capacity does not allow for flexibility of operations or redundancy in the event of a well malfunctioning. The second is that the brackish water blends pose a water quality issue for the City’s Wastewater Facility due to permit restrictions, as a result of the elevated chloride levels. Rehabilitation of existing wells should be the priority to improve the reliability of the raw water. The City is experiencing pressure issues under its current demands. It therefore goes without saying that the future demands on the System will only increase these pressure shortcomings. To efficiently and cost-effectively rectify this deficiency is to upgrade and upsize the Plant’s HSPs.

Wastewater

The City's wastewater system will require improvements to address current deficiencies as well as meet future wastewater demands. The City's sewer utility has substantial capital needs over the next 10 years, including upsizing sewer pipes, manhole and sewer line rehab/lining, lift station rehab, Wastewater Treatment Plant construction, constructing a new pond and reclaimed water main. Also, the construction of a new 8-inch force main down SR 100 from lift station #7 East to Belle Terre.

Roads

The city will require roadway rehabilitation to enhance the existing rural infrastructure by revitalizing and improving the condition of roadways within the city. The city requires comprehensive repairs, resurfacing, and upgrades to ensure smoother and safer travel for residents and commuters. The rehabilitation efforts will encompass various elements, such as repairing potholes, improving drainage systems, mill and pave, full depth reclamation and enhancing pavement markings. This project will not only enhance the overall functionality and aesthetics of the city's road network but also contribute to the overall quality of life and transportation experience for the community.

Police Department –

Projects -

Section II. Modeling Contemporary housing Delivery

H. Stake Holders Meeting

On January 2011, a CRA Stake Holders Meeting was conducted. This meeting focused on the current status of the CRA, planned projects, discussion of CRA priorities and review of previously identified projects.

A. Summary

The meeting included representation from the CRA Advisory Committee, Flagler Bunnell Chamber of Commerce, City of Bunnell, Developer, Local Contractors, and Local Designers. A Sign in the roster of each participant is in Appendix B. The participants were giving a list of identified projects, comment forms and base map for geographical purpose.

B. Topics of Discussion

The topics discussed ranged from seeking grant funding, infrastructure improvements, rail projects around the state, beautification and building reuse.

The following items were discussed by the stakeholders group:

- How do we fund these projects?
 - Grants and Stimulus Funding
- Sheriff's Department going into the old Flagler County Courthouse
- Congressman Mica
 - Courthouse eligible for FDOT grand dollars
 - Train depot along Railroad Road
- Utilities projects should be viewed as revenue generators / catalysts and may need to be developed at a more aggressive schedule to accommodate / stimulate new development in the CRA.
- CDBG Projects
 - Upgrading the water plant better than upgrade lines
 - Sewer manholes are in the swales and have excessive water intrusion during / after rain events.
- Railroad Street reducing the curve on Railroad Street
- Railroad Street (1.98M) – submitted PD&E state scheduled for 2013, subsequent widening, underground utilities and other improvements

- Feds are not going to fund the rail – Amtrak – Jacksonville to Miami and High speed – Orlando to Tampa
- US 1
 - North side – Gateway northern end of US 1
 - Automotive Row
 - Automotive entities – along US 1 long term plan to remove or relocate
 - Overpass on US 1 needs to be beautified through FDOT
 - Need to bring the focus to downtown
- Pedestrian Connectivity
 - Bunnell Elementary School – pedestrian amenities to residential properties
 - Needed Sidewalk
 - US1 Royal Palm south to Bunnell
 - 1- Way streets or creating pedestrian plazas

PROGRAMMATIC GOALS AND STRATEGIC PRIORITIES

A. MARKETING AND BRANDING

Goal:

Strategic Objective

•

Strategies

•

Success Indicators

•

B. WAY FINDING

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

C. IMAGE / SENSE OF COMMUNITY

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

D. MISCELLANEOUS ECONOMIC DEVELOPMENT

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

E. HUMAN SERVICES

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

F. GENERAL SERVICES

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

G. SENIOR SERVICES

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

H. COMMUNITY PARTNERSHIP GRANTS PROGRAM

Project Goal

Strategic Objectives

•

Strategies

•

Success Indicators

•

DEFINITIONS

- (1) "Agency" or "community redevelopment agency" means a public agency created by, or designated pursuant to, s. [163.356](#) or s. [163.357](#).
- (2) "Public body" means the state or any county, municipality, authority, special district as defined in s. [165.031](#)(5), or other public body of the state, except a school district.
- (3) "Governing body" means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) "Mayor" means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) "Clerk" means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. [163.387\(2\)\(a\)](#) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For

purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a community redevelopment area.

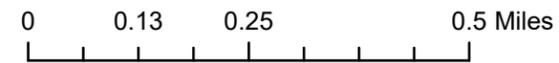
(12) "Related activities" means:

- (a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to s. 163.365;
- (b) The functions related to the acquisition and disposal of real property pursuant to s. [163.370](#)(4);
- (c) The development of affordable housing for residents of the area;
- (d) The development of community policing innovations.

(13) "Real property" means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

- (14) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, and certificates of indebtedness, debentures, or other obligations.
- (15) "Obligee" means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.
- (16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.
- (17) "Area of operation" means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.
- (18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.
- (19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.
- (20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.
- (21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.
- (22) "Increment revenue" means the amount calculated pursuant to s. [163.387\(1\)](#).
- (23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.
- (24) "Taxing authority" means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment.

Bunnell Community Redevelopment Area



 Bunnell Community Redevelopment Area

Reference Scale:
1:225,000

Esri Community Maps Contributors, Flagler County, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

RESOLUTION 2007-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING THE BUNNELL COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as chapter 163, part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on cities and counties; and

WHEREAS, on March 20, 2007 the City Commission of City of Bunnell adopted Resolution 2007-04, declaring the Bunnell Redevelopment Area to be a slum or blighted area, determining that it is necessary to redevelop the area and to establish a community redevelopment agency to redevelop the area, in accordance with Chapter 163, Part III, Florida Statutes, and delegating certain powers conferred upon the City Commission as the governing body of City of Bunnell by Chapter 163, Part III, Florida Statutes, with regard to the Bunnell Redevelopment Area, so that either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

WHEREAS, the City Commission has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes and, on May 1, 2007, created the Bunnell Community Redevelopment Agency (CRA) by Resolution 2007-10; and

WHEREAS, pursuant to requirements of Section 163.360, Florida Statutes, the CRA prepared the Bunnell Community Redevelopment Plan (hereafter referred to as the Plan), received and considered comments concerning the conformity of the Plan with the City of Bunnell Comprehensive Plan, accepted the plan, transmitted the plan to the City Commission and gave proper notice of the public hearing on the proposed redevelopment plan; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Bunnell Redevelopment Plan is annexed to this Resolution as Appendix 1, the Notice of Public Hearing is annexed as Appendix 2, and the Notice to Taxing Authorities is annexed as Appendix 3; and

WHEREAS, the City Commission has, at this meeting, conducted a public hearing on the proposed redevelopment plan with respect to the findings, conclusions, and other matters set forth in these recitals and the body of this Resolution; and

WHEREAS, the City Commission of the City of Bunnell has determined that it is in the public interest to adopt the Bunnell Community Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF BUNNELL, FLORIDA:

Section 1. The recitals in the "Whereas" clauses are true and correct, and incorporated into this Resolution.

Section 2. The City Commission accepts the delivery of the Bunnell Community Redevelopment Plan.

Section 3. The City Commission finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of City of Bunnell to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.
2. The Bunnell Community Redevelopment Plan is consistent with, and conforms to, the City of Bunnell Comprehensive Plan.
3. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.
4. The Bunnell Community Redevelopment plan will afford maximum opportunity, consistent with the needs of the Bunnell Redevelopment Area for the rehabilitation or redevelopment of the residential and commercial properties in the community redevelopment area by private enterprise.

Section 4. The Bunnell Community Redevelopment Plan complies with the requirements of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act and the delegation of authority by the City Commission of the City of Bunnell.

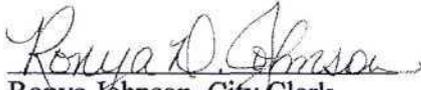
Section 5. The Bunnell Community Redevelopment Plan is hereby adopted. The plan is designated as the official redevelopment plan for the Bunnell Redevelopment Area, and it is the intent of the City Commission that the plan be implemented expeditiously.

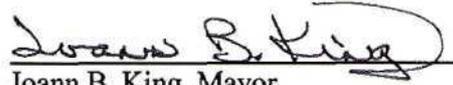
Section 6. This Resolution shall take effect immediately upon approval. The Bunnell Redevelopment Plan shall be in full force and effect upon approval by the City Commission.

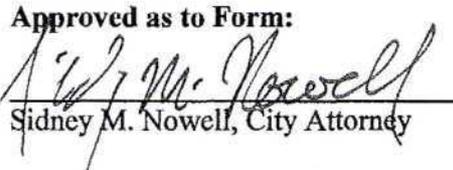
APPROVED this 5th day of June 2007.

CITY OF BUNNELL, FLORIDA

ATTEST:


Ronya Johnson, City Clerk


Joann B. King, Mayor

Approved as to Form:

Sidney M. Nowell, City Attorney

Seal: